



**Perth Drive
Stapleford, Nottingham NG9 8PZ**

£269,995 Freehold

A TRADITIONAL BAY FRONT FRONTED
THREE BEDROOM DETACHED HOUSE
OFFERED FOR SALE WITH NO UPWARD
CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TRADITIONAL DOUBLE HEIGHT BAY FRONTED THREE BEDROOM DETACHED HOUSE CONSTRUCTED BY WESTERMAN HOMES SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall with staircase rising to the first floor, kitchen and open plan through lounge/diner. The first floor landing provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating from a recently installed combination boiler, double glazing, off-street parking, detached brick built garage and enclosed rear garden.

The property is located in this popular and established residential location within close proximity of excellent nearby schooling for all ages, easy access to nearby transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout, as well as outdoor space including Ilkeston Road Recreation Ground and bike track, Bramcote Hills Park and Hickings Lane Recreation Ground incorporating the Steven Gerrard Football Academy. Other amenities nearby are Hickings Lane Medical Centre and the parade of shops situated at the top of Hickings Lane including a fish and chip shop, Subway and the Co-op.

We believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.

There



ENTRANCE HALLWAY

10'4" x 6'11" (3.16 x 2.11)

uPVC panel and double glazed front entrance door with double glazed windows and panels to either side of the door, set within a decorative brick archway/open porch from the front garden. Staircase rising to the first floor with understairs storage cupboard, wood flooring, radiator, decorative coving, doors through to the living space and kitchen.

THROUGH LOUNGE DINER

27'0" x 11'11" (8.23 x 3.65)

Double glazed bay window to the front incorporating five double glazed panels (with fitted blinds), sliding double glazed patio doors to the rear (with fitted blinds) opening to the rear garden, serving hatch to kitchen, two radiators, media points, chimney breast incorporating an Adam-style fire surround with decorative tiled insert and marble style hearth with coal effect fire, wood flooring.

KITCHEN

11'11" x 8'9" (3.64 x 2.68)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite effect roll top work surfaces incorporating porcelain one and a half bowl sink unit with draining board and central swan-neck mixer tap with tiled splashbacks. Fitted four ring gas hob with curved extractor canopy over and oven beneath, space and plumbing for under-counter kitchen appliances, boiler cupboard housing the recently installed 'Worcester' gas fired combination boiler (for central heating and hot water), serving hatch through to dining area, double glazed window to the rear (with fitted blind), uPVC panel and double glazed exit door onto the driveway, useful understairs storage cupboard housing the gas and electricity meters.

FIRST FLOOR LANDING

Double glazed window to the side, decorative coving and ceiling rose, loft access point with pull-down ladder to a partially boarded and insulated loft space, useful storage cupboard with shelving, doors to all bedrooms, bathroom and WC.

BEDROOM ONE

13'11" x 11'10" (4.26 x 3.62)

Double glazed bay window to the front, radiator.

BEDROOM TWO

12'2" x 9'10" (3.72 x 3.01)

Double glazed window to the rear, radiator, fitted wardrobes to one wall with sliding doors and central mirror fronted glass with a combination of shelving and hanging space.

BEDROOM THREE

7'0" x 6'1" (2.14 x 1.86)

Double glazed window to the front, radiator.

BATHROOM

6'7" x 6'1" (2.03 x 1.87)

Two piece suite comprising panel bath with electric shower over and wash hand basin with swan-neck style mixer tap, radiator, double glazed window to the rear, spotlights.

SEPARATE WC

3'10" x 3'3" (1.17 x 1.00)

Housing a low flush WC, laminate style flooring, double glazed window to the side, spotlight, coving.

OUTSIDE

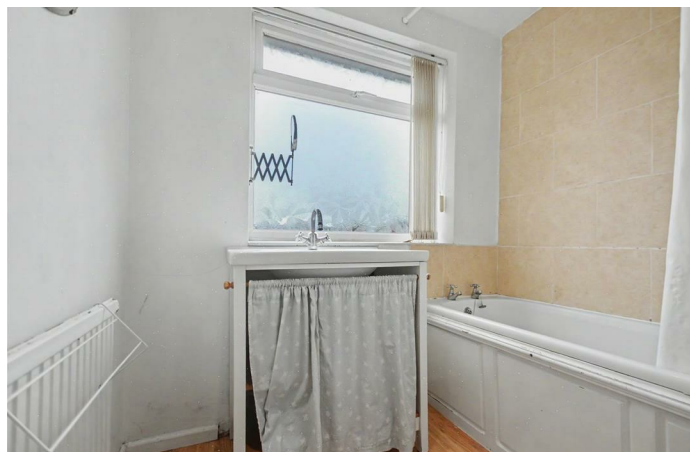
To the front of the property, there is a lowered kerb entry point to a drive providing off-street parking, double pedestrian gates then lead down the right hand side of the property providing further secure parking towards the garage and into the rear garden. The front garden has a lawn, hedgerow for privacy and an array of flowerbeds housing a variety of bushes and shrubbery.

TO THE REAR

The rear garden is enclosed by timber fencing to the boundary lines split into two main sections, with an initial large decked entertaining space with protective wood spindle balustrade leading to the main lawn, planted beds and borders. From the decking, there is access down the side of the house to the garage. The garden also benefits from an external water tap and lighting point.

DIRECTIONS

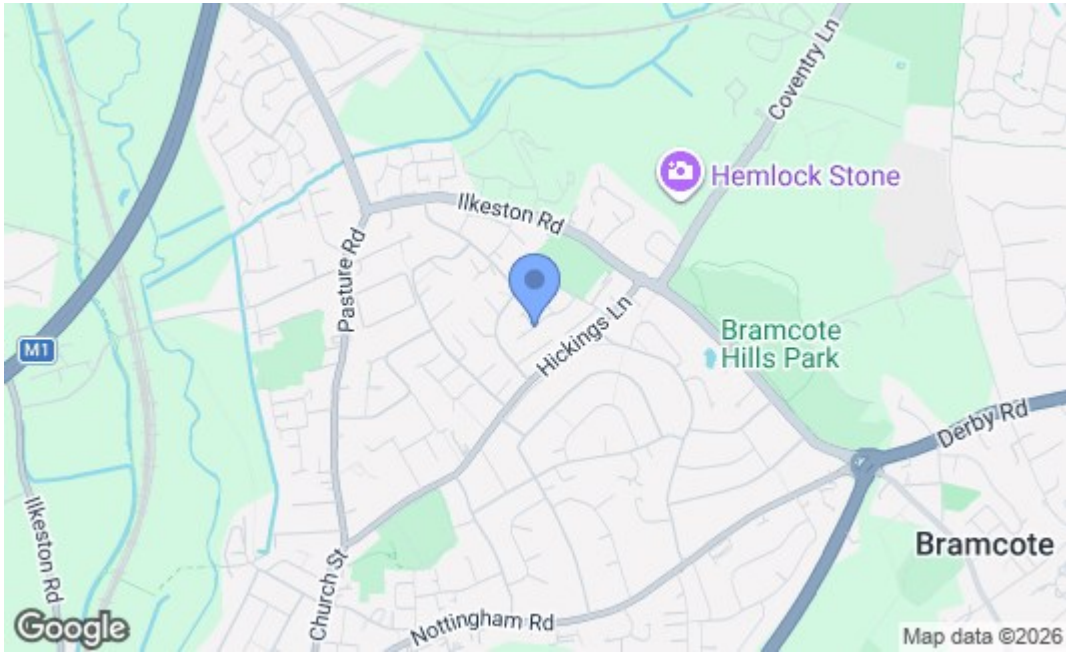
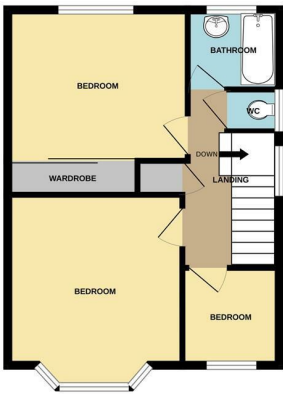
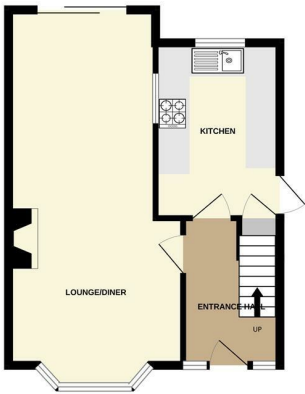
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and head towards Bramcote. Look for and take an eventual left hand turn prior to the parade of shops onto Washington Drive and then take the second left onto Perth Drive. The property can be found on the left hand side, identified by our For Sale board.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.