Robert Ellis

look no further. . .

Devonshire Drive
Stapleford, Nottingham NG9 8GW

A BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE.

£215,000 Freehold

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A surprisingly spacious bay fronted three bedroom semi detached house.

This property comes to the market for the first time in a generation and forms part of two pairs of semi detached houses situated at the entrance to Devonshire Drive, originally built in the 1950's. This property has been well cared for over the years and benefits from double glazed windows throughout and gas fired central heating served from a modern combination boiler which is still under warranty.

A welcoming and spacious hallway leads you into the house, with doors opening to a through lounge/dining room offering a great living space with a bay window to the front and the dining area has a rear aspect. There is a generous kitchen space with room for table and chairs. The first floor landing gives access from an attractive dog-leg staircase and leads to the three well proportioned bedrooms, two of generous double size, there is a modern shower room and separate WC.

The property is set back from the road with an attractive forecourt providing off-street parking. There is a carport at the side of the house with electric roller door to the front and there is a useful garage/workshop. The rear garden is attractively landscaped with ease of maintenance in mind.

Situated in this popular residential suburb, great for families and commuters alike as schools for all ages are within easy reach, in particular Albany Junior School which has just been upgraded with new school buildings. There are good road networks nearby linking Nottingham and Derby, as well as the larger town of Beeston.

Offering a blank canvas, we believe this property will make a fantastic home for first time buyers to put their own mark upon it or young family home. For that reason, internal viewing is recommended.

ENTRANCE HALL
11'10" x 6'8" (3.63 x 2.05)
A spacious and welcoming hallway with fitted cloaks cupboard, stairs to the first floor, radiator, double glazed window and front entrance door. Doors to dining kitchen and through lounge diner.

LIVING ROOM
13'8" x 10'10" (4.18 x 3.31)
Two radiators, feature fire surround with inset coal effect gas fire, double glazed square bay window to the front, archway through to dining room.

DINING ROOM
11'5" x 8'5" (3.48 x 2.57)
Radiator, double glazed window to the rear, glazed door leading to the dining kitchen.

DINING KITCHEN
11'5" x 9'0" (3.48 x 2.75)
Range of fitted wall, base and drawer units with work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Built-in gas oven and hob. Plumbing and space for washing machine, radiator, double glazed window, door to the rear.

FIRST FLOOR LANDING
Dog-leg staircase, double glazed window, hatch with ladder to partially boarded loft.

BEDROOM ONE
14'9" into bay x 10'6" (4.51 into bay x 3.21)
Radiator, double glazed walk-in bay window to the front.

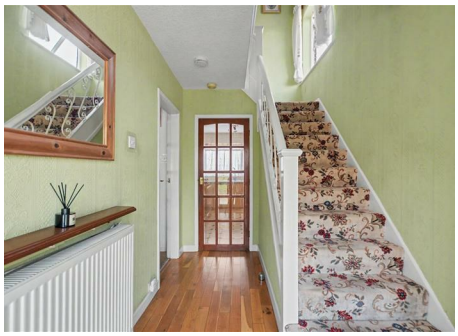
BEDROOM TWO
11'5" x 9'8" (3.50 x 2.97)
Fitted wardrobes with matching bedside cabinets and eye level units, radiator, double glazed window to the rear.

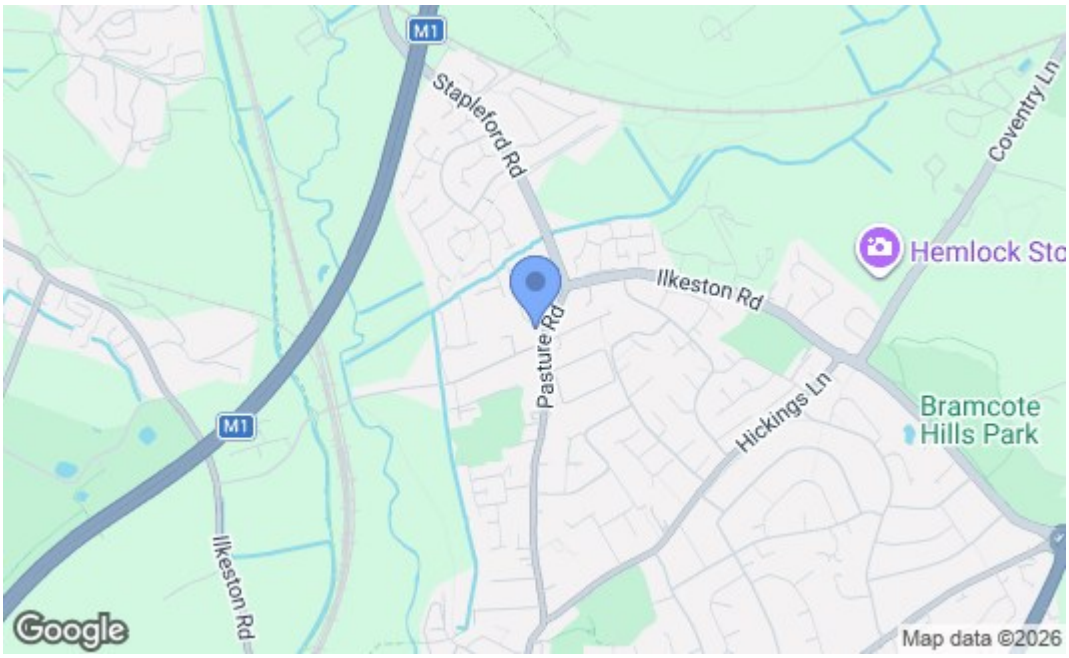
BEDROOM THREE
6'10" x 7'1" (2.10 x 2.17)
Currently with fitted units used as a study/hobby room, double glazed window to the front.

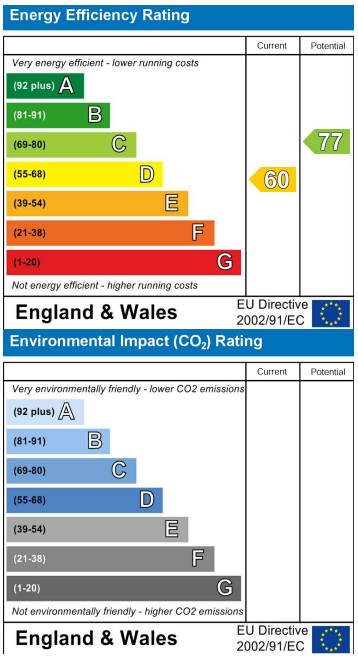
SHOWER ROOM
Two piece suite comprising pedestal wash hand basin and corner shower cubicle with electric shower. Tiling to walls, radiator, built-in airing cupboard housing gas combination boiler installed in March 2024 with a five year warranty (for central heating and hot water), double glazed window.

SEPARATE WC
Low flush WC, double glazed window.

OUTSIDE
To the front is an attractive block paved forecourt providing parking for two vehicles. This is flanked to the front with a colourful raised flower and shrub bed. The forecourt leads to a covered carport at the side of the house with electric remote controlled roller door and parking for an average sized car. There is an integral outhouse to the property and beyond the carport is a sectional concrete single garage with up and over electric roller door. There is limited vehicle access to this garage. The rear garden is fenced and enclosed, landscaped with ease of maintenance in mind, with a block paved patio area and pathway running to the foot of the garden, and there is a garden shed and greenhouse. The central section of the garden is laid to ornamental slate bedding and there is a flower and shrub bed to one side.







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.

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