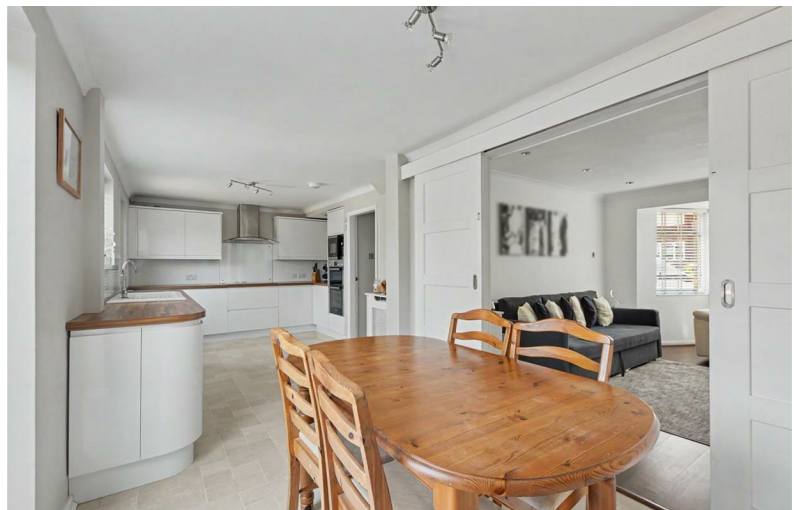
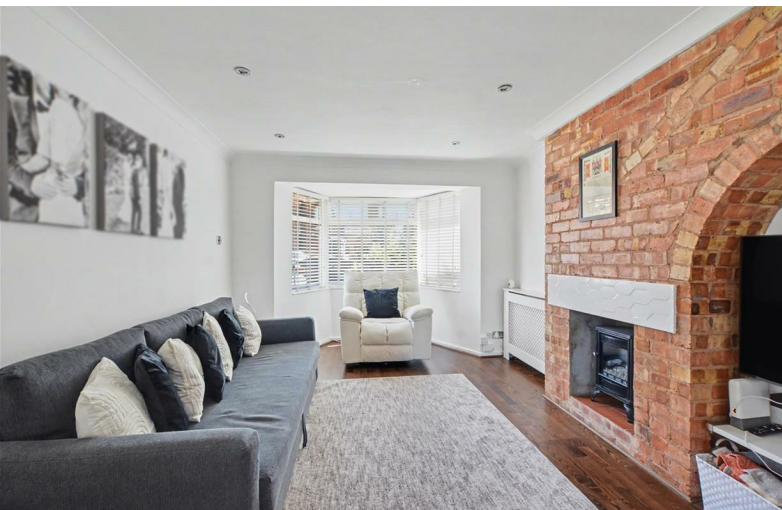




Rossell Drive
Stapleford, Nottingham NG9 7EJ

£325,000 Freehold

AN EXTENDED & ADAPTED THREE
STOREY, FOUR BEDROOM SEMI DETACHED
HOUSE SITUATED IN THIS DESIRABLE
CATCHMENT LOCATION.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS DECEPTIVELY SPACIOUS AND WELL PRESENTED FOUR BEDROOM, TWO BATHROOM EXTENDED SEMI DETACHED HOUSE WITH ACCOMMODATION OVER THREE FLOORS.

This fantastic family home is positioned in this desirable and sought after residential catchment location within walking distance of George Spencer Academy Trust, Fairfield Spencer Academy, Archer's Field and Queen Elizabeth Park.

The property benefits from accommodation over three floors comprising entrance hall, ground floor WC, useful utility room, bay fronted living room with feature exposed brick fireplace and a full width open plan family dining kitchen to the ground floor. The first floor landing then provides access to bedrooms two, three and four, along side a spacious family shower room. A further turning staircase then rises to the top floor where the principal bedroom and en-suite can be found.

Other benefits include gas fired central heating from a combination boiler, EV charging point, 16 x solar panels, off-street parking, detached garage with power and lighting, and a generous rear garden.

The property is located in this highly desirable and sought after residential location with excellent transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will make an excellent growing family home and we highly recommend an internal viewing.



ENTRANCE HALL

uPVC double glazed front entrance door, meter cupboard, radiator, coving, staircase rising to the first floor with useful understairs alcove storage space, doors to kitchen, utility room and cloaks/WC.

CLOAKS/WC

4'6" x 3'4" (1.39 x 1.04)

Two piece suite comprising wash hand basin with mixer tap and tiled splashbacks and push flush WC. Double glazed window to the side, radiator and coving.

UTILITY

6'2" x 3'8" (1.89 x 1.12)

Housing the wall mounted gas fired combination boiler (for central heating and hot water), plumbing space for washing machine and cloaks hanging space.

FULL WIDTH FAMILY DINING KITCHEN

23'11" x 10'9" at the widest point (7.3 x 3.3 at the widest point)

The kitchen area comprises a comprehensive range of fitted high gloss handle-free wall, base and drawer units, with contrasting wood block work surfacing and inset ceramic single bowl sink unit with single drainer and mixer tap. Built-in electric double oven with matching integrated microwave over, fitted induction hob with extractor fan and glass splashback, integrated fridge, freezer and dishwasher, radiator with feature display cover and double glazed uPVC door opening out to the rear garden and double glazed window to the rear. The dining area has double glazed French doors leading into the rear garden and sliding doors leading to the living room. There is also coving throughout the whole kitchen/dining area.

LIVING ROOM

15'10" x 9'10" (4.85 x 3.00)

Feature exposed brick chimney breast, radiator with feature display cover, double glazed deep bay window to the front (with fitted blinds) and coving.

FIRST FLOOR LANDING

Double glazed window to the rear, radiator, doors to bedrooms two, three and four, and door to shower room. Further small landing area with staircase rising to the top floor.

BEDROOM TWO

12'3" x 10'8" increasing to 12'7" (3.74 x 3.26 increasing to 3.85)

Fitted wardrobes, radiator, coving and double glazed window to the front.

BEDROOM THREE

9'2" x 8'4" (2.80 x 2.55)

Radiator, double glazed window to the front, coving and laminate flooring.

BEDROOM FOUR

8'10" x 8'7" (2.71 x 2.64)

Radiator, double glazed window to the rear, coving and laminate flooring.

FAMILY SHOWER ROOM

9'1" x 7'9" (2.78 x 2.37)

Incorporating a three piece suite comprising pedestal wash hand basin with mixer tap, push flush WC and large walk-in shower area with low profile shower tray, glass shower screen and thermostatically controlled shower. Partial tiling to the walls, heated towel rail, double glazed window (with fitted blinds), extractor fan and useful storage closet.

SECOND FLOOR LANDING

Velux roof window and door to main bedroom.

BEDROOM ONE

12'11" x 11'5" (3.95 x 3.50)

Useful eaves storage space, fitted wardrobe, radiator, two Velux double glazed roof windows with aspect to the rear, and door to en-suite.

EN-SUITE

Incorporating a three piece suite comprising pedestal wash hand basin with mixer tap, push flush WC and shower cubicle with glass screen and sliding glass shower door. Heated towel rail, tiled splashbacks, Velux double glazed roof window to the rear and extractor fan.

OUTSIDE

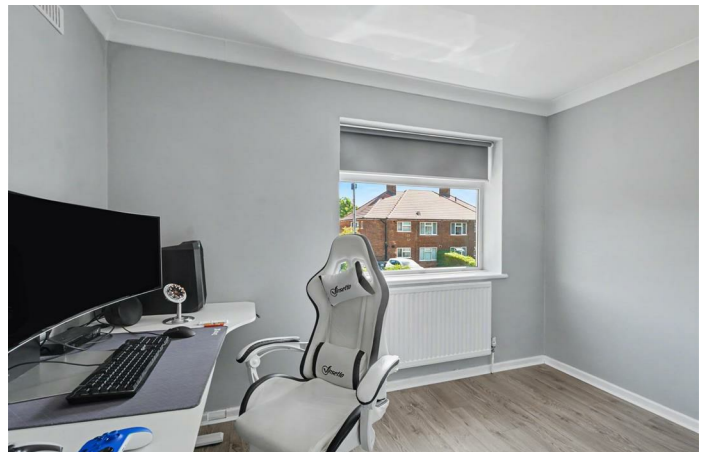
The property is set back from the road with the front being partially fenced in, with a section of garden laid to lawn with flowerbeds and borders. There is a shaped tarmac forecourt with decorative block paved edging providing ample off-street parking, the driveway runs along side the right hand side of the property with wrought iron gates which in turn leads to further hard standing to the rear and detached single garage. To the rear, there is a block paved patio area with dwarf garden wall, feature wrought iron railings and gates leading onto the main garden which is laid to lawn, flanked to one side with border and block paved meandering pathway leading through the garden. To the foot of the plot, there is a raised decked entertaining space with low level lighting. Within the garden, there is an external water tap, lighting points and well-stocked borders with conifer and hedgerow.

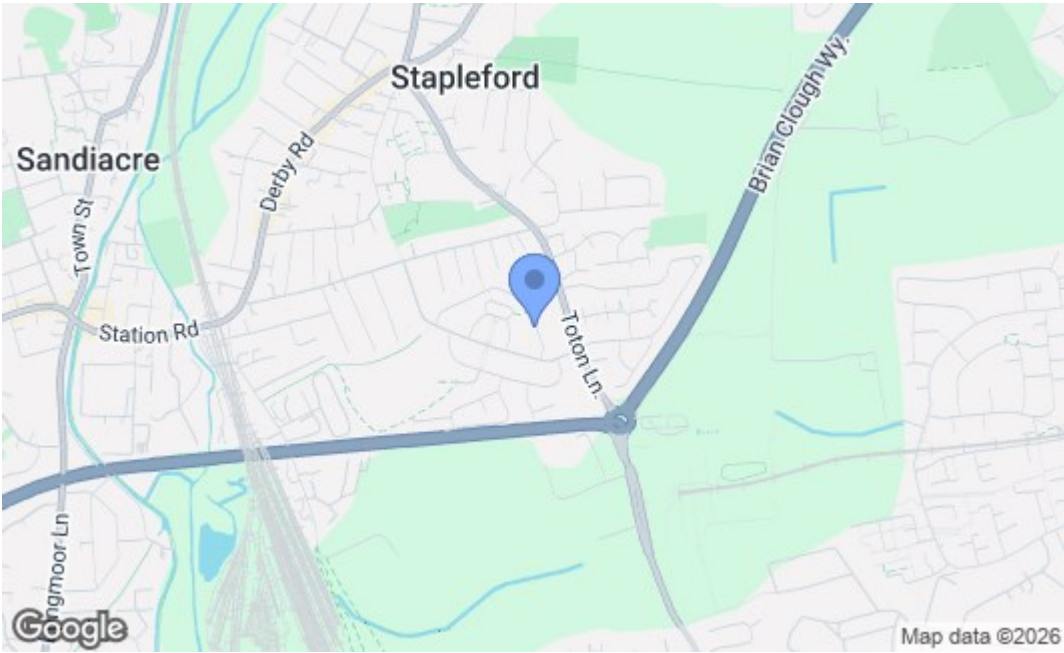
DETACHED SINGLE GARAGE

Sectional concrete construction with up and over door, light and power.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Proceed up and over the hill, passing the entrance to Fairfield Spencer Academy and take the second right (adjacent to the Morrisons Petrol Station) onto New Eaton Road. Take a right hand turn onto Rossell Drive after the bend in the road the property can be found on the left hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(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.