Robert Ellis

look no further. . .







Grenville Drive
Stapleford, Nottingham NG9 8PD

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

£179,995 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TRADITIONAL AND EXTENDED BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE POSITIONED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance lobby leading through to an inner hallway with staircase rising to the first floor, bay fronted living room, separate dining room, side lobby with access to the ground floor bathroom and useful understairs storage space with a full width kitchen diner to the rear. The first floor landing then provides access to three bedrooms and inner landing which then leads to a first floor two piece WC.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, detached garage to the rear with an enclosed garden space (ideal for families). There are also solar panels to help reduce the running costs of the property.

The property is located in this popular and established residential location within close proximity of excellent nearby schooling. There is also easy access to the nearby Hickings Lane Recreation Ground which incorporates the newly founded Stephen Gerard Football Academy, as well as excellent transport links to and from the surrounding area, such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to the shops and services in Stapleford town centre, along side the parade of shops situated at the top and bottom of Hickings Lane.

Although requiring a degree of modernisation and improvement, we believe the property will make an ideal first time buy or young family home and we highly recommend an internal viewing.





PORCH
4'8" x 3'0" (1.44 x 0.93)
uPVC double glazed construction with double glazed windows to the front and side, tiled floor and further uPVC panel and double glazed inner door to hallway. uPVC panel and double glazed front entrance door and panelled ceiling.

HALLWAY
3'9" x 2'10" (1.15 x 0.88)
Staircase rising to the first floor, coat pegs and door to living room.

LIVING ROOM
14'5" into bay x 12'2" (4.40 into bay x 3.71)
Double glazed bay window to the front (with fitted blinds), radiator, media points, useful storage cupboards, useful storage cupboards and shelving, central chimney breast incorporating a coal effect gas fire. Panel and glazed Georgian-style door to dining room.

DINING ROOM
10'8" x 9'7" (3.27 x 2.94)
Radiator with display shelving, coving, archway through to kitchen and door to side lobby.

SIDE LOBBY
5'5" x 2'6" (1.67 x 0.78)
Tiled floor, door to bathroom, wall mounted consumer unit and opening through to the useful understairs storage area which has a double glazed window to the side, power, lighting and makes an ideal space for a tumble dryer.

GROUND FLOOR BATHROOM
7'11" x 5'11" (2.42 x 1.81)
Three piece suite comprising bath with shower screen and 'Mira' shower over, wash hand basin and a low flush WC. Partial tiling to the walls and tiling to the floor, radiator, wall mounted bathroom shelving and double glazed window to the side.

KITCHEN DINER
15'4" x 9'0" (4.68 x 2.75)
The kitchen comprises of a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating a one and a half bowl sink unit with mixer tap and tiled splashbacks. Plumbing for washing machine, space for cooker, double glazed windows to the side and rear, uPVC panel and double glazed exit door to outside, radiator with breakfast bar and space for two barstools, tiled floor, extractor unit and wall mounted gas fired combination boiler (for central heating and hot water).

FIRST FLOOR LANDING
Double glazed window to the side, doors to bedrooms one and three, and opening through to the inner landing.

INNER LANDING
Door to WC and door to bedroom two.

BEDROOM ONE
11'3" x 8'9" (3.43 x 2.69)
Double glazed window to the rear overlooking the rear garden, radiator and a range of fitted bedroom furniture including wardrobes with matching overhead storage cupboards and dressing unit with vanity drawers.

BEDROOM TWO
12'2" x 8'5" (3.73 x 2.58)
Double glazed window to the front, radiator and loft access point with wooden pull-down ladder to a boarded, carpeted and lit loft space (ideal for storage) also housing the controls for the solar panels.

BEDROOM THREE
9'5" x 6'4" (2.89 x 1.94)
Double glazed window to the rear, radiator, loft access point and storage cupboard.

WC
6'3" x 4'4" (1.93 x 1.34)
Two piece suite comprising push flush WC and wash hand basin with tiled splashback, tiled floor and double glazed window to the front.

OUTSIDE
To the front of the property, there is a lowered kerb entry point to a paved driveway providing off-street parking with dwarf brick boundary wall and planted beds, borders and rockery housing a variety of bushes, shrubs and plants. Side access leads down the right hand side of the property which then opens out into the rear garden.

TO THE REAR
The rear garden is of a good overall size and proportion, split into various sections with an initial paved patio entertaining space leading onto a flowerbed/rockery and a lawn enclosed by timber fencing with an array of borders incorporating bushes, shrubs, trees and plants. External water tap, lighting point and power socket. Access to the detached garage.

DETACHED GARAGE
With up and over door to the front, power and lighting points.

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 proceed past the entrance to the park before taking a left turn onto Grenville Drive. The property can be found on the right hand side, identified by our For Sale board.

AGENTS NOTE
The property has the benefit of solar panels with the controls situated in the loft space. We ask that you confirm the information regarding the solar panels with your Solicitor prior to completion in terms of feed-in tariffs, etc. and the general arrangements with regard to maintenance and other matters.



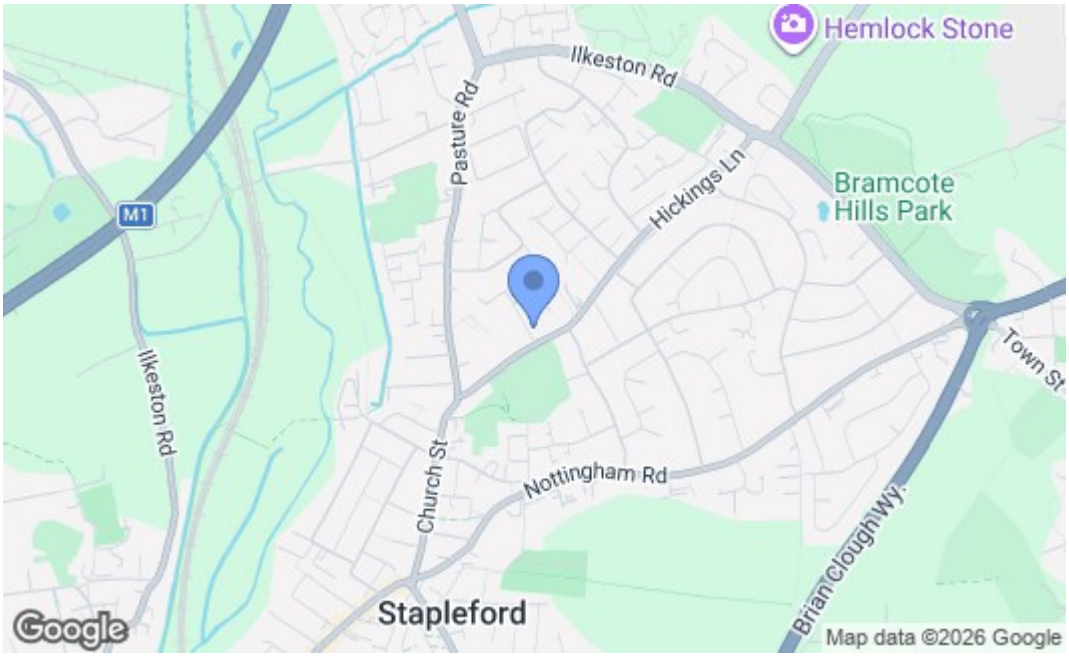


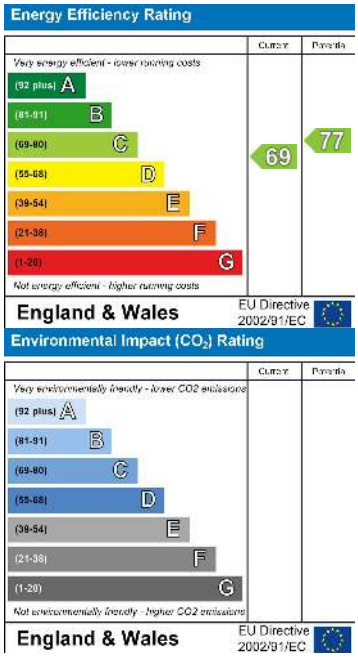












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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