

HoldenCopley

PREPARE TO BE MOVED

Grenville Drive, Stapleford, Nottinghamshire NG9 8PD

£200,000

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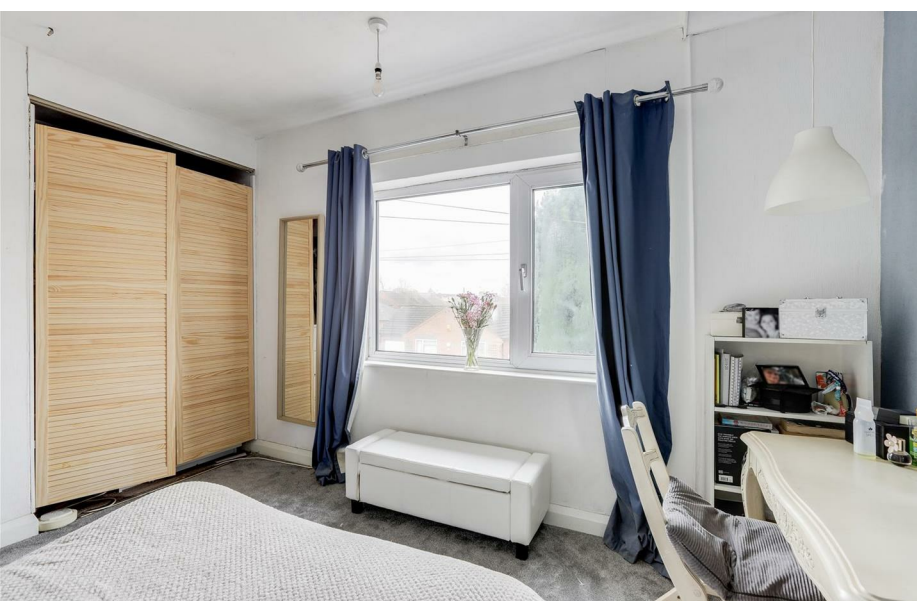


PERFECT STARTER HOME...

Situated in the heart of Stapleford, this spacious semi-detached home is perfect for first-time buyers or growing families seeking a well-presented property with excellent local amenities and commuting links nearby. The ground floor boasts a welcoming entrance hall leading to a living room, a fitted kitchen, and a conservatory that provides additional versatile living space. A modern fitted bathroom completes the ground floor layout. Upstairs, there are three well-proportioned bedrooms, with access to a boarded loft offering additional storage. Externally, the property features a driveway to the front, while the generous rear garden provides a private retreat with a decking area and a charming wooden pergola, ideal for outdoor entertaining.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Good-Sized Living Room
- Fitted Kitchen
- Conservatory
- Ground Floor Modern Bathroom
- Versatile Boarded Attic Space
- Private Garden
- Driveway
- Close To Local Amenities





GROUND FLOOR

Entrance Hall

4'8" x 2'11" (1.44m x 0.89m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, wall-mounted coat hooks, and a single UPVC door providing access into the accommodation.

Living Room

13'9" x 12'0" (max) (4.21m x 3.66m (max))

The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, a TV point, coving to the ceiling, and fitted storage in the alcoves.

Kitchen

10'6" x 9'7" (max) (3.22m x 2.94m (max))

The kitchen has a range of fitted gloss base and wall units with marble-effect worktops, a composite sink and a half with a swan neck mixer tap and drainer, tiled splashback, an integrated oven, a ceramic hob with an extractor hood, space and plumbing for a washing machine, space for a fridge freezer, a radiator, wood-effect flooring, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

Conservatory

11'7" x 8'9" (3.54m x 2.67m)

The conservatory has tiled flooring, a radiator, a polycarbonate roof, a wall-mounted track light, UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

Bathroom

10'6" x 5'1" (max) (3.22m x 1.57m (max))

The bathroom has a low level dual flush WC, a vanity unit wash basin with fitted storage underneath, a 'L' shaped bath with an overhead shower fixture and a shower screen, an in-built under stair cupboard, partially tiled walls, wood-effect flooring, a radiator, recessed spotlights, and UPVC double-glazed obscure windows to the side and rear elevation.

Under-Stair Cupboard

6'0" x 2'10" (1.84m x 0.88m)

FIRST FLOOR

Landing

9'5" x 6'3" (max) (2.88m x 1.91m (max))

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, and provides access to first floor accommodation.

Bedroom One

12'0" x 10'9" (max) (3.67m x 3.29m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and an in-built wardrobe.

Bedroom Two

9'7" x 8'7" (2.93m x 2.63m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bedroom Three

8'9" x 6'3" (2.69m x 1.92m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Attic Access

8'8" x 2'9" (2.65m x 0.84m)

This space has carpeted flooring, a radiator, and provides access to the attic via a drop-down ladder.

SECOND FLOOR

Attic Space

12'11" x 11'2" (max) (3.95m x 3.42m (max))

The attic is boarded and has exposed beams on the ceiling and walls, a radiator, and a Velux window.

OUTSIDE

Front

To the front of the property is a driveway with shared access to the side and rear garden.

Rear

To the rear is a private enclosed garden with a block-paved patio area, a decked seating area, a wooden pergola, raised planters, a range of trees, plants and shrubs, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal - Good 4G / 5G coverage

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Septic Tank - No

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction - No

Any Legal Restrictions - No

Other Material Issues - No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

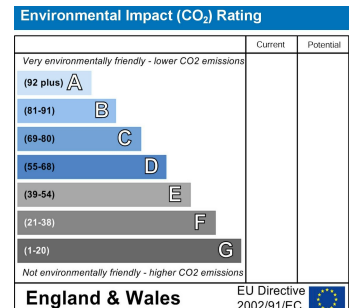
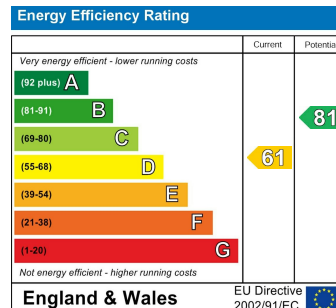
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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