

HoldenCopley

PREPARE TO BE MOVED

Rossell Drive, Stapleford, Nottinghamshire NG9 7EG

Guide Price £270,000 - £280,000

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NOT TO BE MISSED...

Situated in the popular and well-connected location of Stapleford, this deceptively spacious three-storey semi-detached home offers the perfect blend of comfort, practicality, and convenience. With excellent transport links, local shops, and highly regarded school catchments all within close proximity, this move-in-ready property is ideal for families and commuters alike. Upon entering, you are welcomed into a generous entrance hall leading to a convenient ground floor W/C. The cosy living room provides a great space to relax, while the large fitted kitchen/diner, with ample space for cooking, dining, and storage, is perfect for modern family life. Double French doors open out onto the beautifully maintained rear garden, ideal for entertaining and outdoor dining. The first floor features three well-proportioned bedrooms and a stylish four-piece family bathroom suite. The second floor is dedicated to the impressive master bedroom, offering excellent privacy, fitted wardrobes, and a contemporary en-suite shower room. Outside, the front of the property boasts a low-maintenance gravelled garden with established bush boundaries, a driveway providing off-street parking, and gated side access to the rear. The private, enclosed rear garden is generously sized and features a paved patio, a separate decked seating area, a lawn, and an array of mature plants and shrubs, creating a perfect outdoor retreat.

MUST BE VIEWED





- Semi-Detached House
- Four Bedrooms & Three Stories
- Cosy Living Room
- Spacious Fitted Kitchen/Diner
- Ground Floor W/C
- Four-Piece Bathroom & En-Suite
- Ample Fitted Storage
- Private Enclosed Garden
- Off-Street Parking
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'3" x 7'10" (3.43m x 2.40m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, a fitted cupboard, two UPVC double-glazed obscure windows to the front elevation, and a single UPVC door providing access into the accommodation.

W/C

4'3" x 2'4" (1.30m x 0.72m)

This space has a low level dual flush W/C, a vanity style wash basin, wood-effect flooring, partially tiled walls, and a UPVC double-glazed obscure window to the side elevation.

Living Room

12'3" x 10'9" (3.75m x 3.30m)

The living room has carpeted flooring, a radiator, a TV-point, and a UPVC double-glazed window to the front elevation.

Kitchen Diner

23'11" max x 15'1" max (7.29m max x 4.62m max)

The kitchen diner has a range of fitted base and wall units with rolled edge worktops and waterproof splashback, a stainless steel sink and a half with a swan neck mixer tap and a drainer, an integrated five-ring gas hob with a stainless steel extractor fan, an integrated double oven, an integrated fridge freezer, an integrated dishwasher, a circular stainless steel sink, wood-effect flooring, a in-built storage cupboard, a radiator, a vertical radiator, space for a dining table, recessed spotlights, UPVC double-glazed windows to the side and rear elevations, a singular door providing side access, and double French doors leading out to the rear garden.

FIRST FLOOR

Landing

15'11" x 9'10" (4.87m x 3.01m)

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

Bedroom Two

11'4" x 10'0" (3.47m x 3.07m)

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

Bedroom Three

12'3" x 7'9" (3.75m x 2.38m)

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

Bedroom Four

8'10" x 8'7" (2.70m x 2.62m)

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

Bathroom

9'7" x 7'10" (2.93m x 2.41m)

The bathroom has a low level dual flush W/C, a pedestal washbasin with a mixer tap, a panelled double-ended bath with a mixer tap and a handheld shower, a shower enclosure with a mains-fed wall-mounted handheld shower fixture, tiled flooring, partially tiled walls, a chrome heated towel rail, an extractor fan, recessed spotlights, and three UPVC double-glazed obscure windows to the rear elevation.

Access To The Master Bedroom

6'9" x 5'5" (2.08m x 1.67m)

This space has carpeted flooring and stairs, recessed spotlights, and provides access to the second floor accommodation.

SECOND FLOOR

Master Bedroom

18'4" x 12'7" (5.61m x 3.85m)

The main bedroom has carpeted flooring, a radiator, fitted wardrobes, eaves storage, recessed spotlights, two velux windows to the front elevation, and access to the en-suite.

En-Suite

9'3" x 4'11" (2.83m x 1.50m)

The en-suite has a low level dual flush W/C, a vanity style wash basin with a mixer tap and waterproof splashback, a shower enclosure with a mains-fed wall-mounted rainfall and handheld shower fixture and waterproof splashback, tiled flooring, a heated towel rail, recessed spotlights, an extractor fan, and a velux window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, gated access to the rear, a gravelled area, and boundaries made up of hedges.

Rear

To the rear of the property is a private enclosed garden with a paved patio seating area, a decked seating area, a lawn, a variety of plants and shrubs, and boundaries made up of fence panelling and bushes.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
- Phone Signal – All 4G and some 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low risk of flooding
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band A

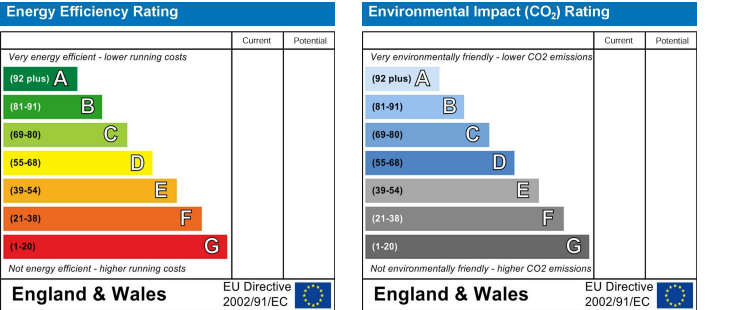
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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