



Devonshire Drive
Stapleford, Nottingham NG9 8GY

A DECEPTIVELY SPACIOUS TARDIS-LIKE
THREE BEDROOM, TWO BATHROOM SEMI
DETACHED HOUSE.

£230,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS DECEPTIVELY SPACIOUS TARDIS-LIKE THREE BEDROOM, BAY FRONTED, TWO BATHROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL NO-THROUGH ROAD LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, spacious "L" shaped kitchen, ground floor bathroom and conservatory. The first floor landing then provides access to three bedrooms (principal bedroom benefitting from en-suite shower room).

The property also benefits from gas fired central heating from combi boiler, double glazing, off-street parking via a lowered kerb entrance, and generous garden space to the rear.

The property is located favourably within easy reach of excellent nearby schooling for all ages. There is also easy access to good transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M11 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property would make an ideal first time buy/young family home. We highly recommend an internal viewing.



ENTRANCE HALLWAY

4'0" x 3'1" (1.23 x 0.94)

uPVC panel and double glazed front entrance door, staircase rising to the first floor, radiator, laminate flooring. Door to lounge.

LOUNGE

15'2" x 13'2" (4.63 x 4.03)

Double glazed Georgian-style bay window to the front (with three individually fitted blinds), radiator, laminate flooring, media points, central chimney breast incorporating log burning stone on tiled hearth. Panel and glazed double doors then provide access through to the "L" shaped kitchen.

"L" SHAPED KITCHEN

19'4" x 16'5" (5.90 x 5.01)

The kitchen area comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled splashbacks. Fitted four ring hob with extractor over and oven beneath, space for under-counter fridge, additional appliance space for fridge/freezer, plumbing for washing machine and dishwasher. Boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), double glazed windows to both the side and rear, spotlights, Velux roof window, useful understairs storage pantry which also houses the gas and electricity meters, uPVC panel and double glazed exit door to the conservatory, ample space for dining table and chairs, tiled floor. Further door to the ground floor bathroom.

GROUND FLOOR BATHROOM

8'9" x 5'7" (2.69 x 1.72)

Three piece suite comprising double ended bath with central mixer tap and dual attachment mains shower, push flush WC, wash hand basin with mixer tap. Tiled splashbacks, wall mounted bathroom cabinet, spotlights, radiator, extractor fan, double glazed window to the rear.

CONSERVATORY

15'6" x 10'2" (4.74 x 3.10)

Brick and double glazed construction with pitched roof and double glazed windows to both side and the rear. There is a roof opening window and double glazed French doors opening out to the rear garden.

FIRST FLOOR LANDING

Double glazed window to the side (with fitted blinds), loft access point to an insulated loft space. Doors to all bedrooms.

BEDROOM ONE

13'2" x 10'1" (4.03 x 3.09)

Double glazed window to the front (with fitted blinds), radiator, useful full height double storage cupboard with matching overhead storage space. Door to en-suite.

EN-SUITE SHOWER ROOM

6'3" x 3'11" (1.92 x 1.20)

Recently re-fitted modern white three piece suite comprising corner tiled and enclosed shower cubicle with mains shower, push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Wall mounted bathroom cabinets, double glazed window to the front (with fitted blinds), spotlights, extractor fan.

BEDROOM TWO

11'3" x 8'0" (3.43 x 2.45)

Double glazed window to the rear overlooking the rear garden, radiator.

BEDROOM THREE

8'1" x 8'0" (2.47 x 2.45)

Double glazed window to the rear (with fitted roller blind), radiator.

OUTSIDE

To the front of the property there is a lowered kerb entry point to a driveway to the front providing off-street parking under the bay window, access to the front entrance door, pedestrian access leading down the left hand side of the property.

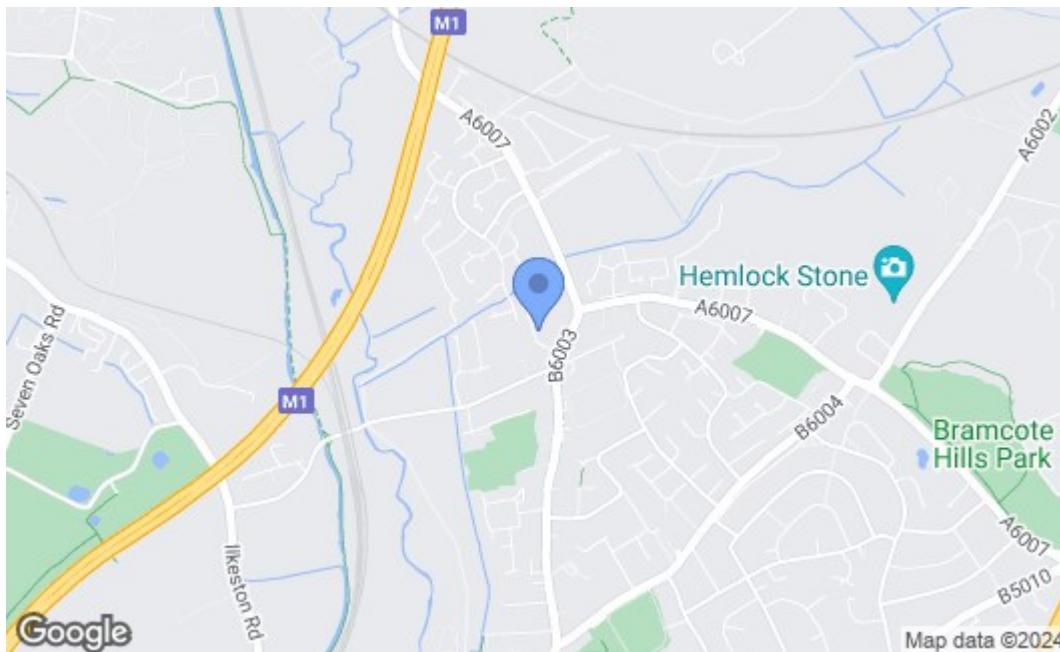
TO THE REAR

The rear garden is of a good overall proportion being enclosed by timber fencing to the boundary line with an initial paved patio seating area with a shaped lawn and sweeping pathway providing access to a rear garden patio (ideal for entertaining) at the foot of the plot. Within the garden there is a variety of mature bushes, shrubs and plants. At the foot of the plot there is a useful timber storage shed. There is an external lighting point and water tap.

DIRECTIONAL NOTE

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, veer left into Pasture Road and proceed in the direction of Trowell. After the turning for Moorbridge Lane, take the next left onto Devonshire Drive and follow the bend in the road the property can then be found on the right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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.