Robert Ellis

look no further. . .







Mayfield Drive
Stapleford, Nottingham NG9 8JG

A THREE BEDROOM SEMI DETACHED HOUSE.

£250,000 Freehold

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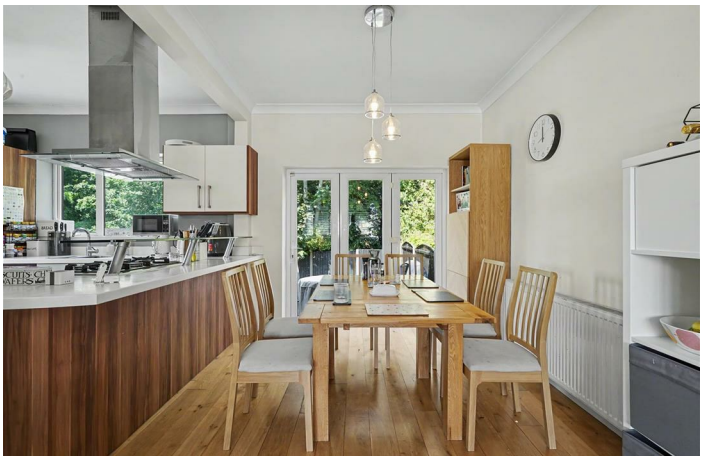
Situated within this highly regarded street on the border of Bramcote and Stapleford is this traditional three bedroom semi detached house, offering a modern/contemporary feel internally.

This property comes to the market in a ready to move into condition with features including gas fired central heating served from a combination boiler and double glazed windows throughout. The property has an open plan feel to the ground floor with a living room, having a cast iron fireplace, opening through to a modern kitchen with central island unit/breakfast bar, and integrated appliances. Bi-fold doors open to the good size rear gardens.

Further features include a contemporary bathroom/WC, off-street parking for three to four vehicles, detached garage and attractively landscaped rear gardens.

Mayfield Drive sits on the border of Bramcote/Stapleford and is a fantastic location for both families and commuters alike. Schools for all ages are within easy reach, as is a great amount of open space, the property backs onto a small wooded copse with pathway leading to nearby countryside, including the Hemlock Stone monolith. A pathway also leads to Trowell Garden Centre, also nearby Bramcote Park and Bramcote Leisure Centre. The area offers good commutability with good road networks linking Nottingham and Derby via the A52. The larger town of Beeston is also close by as are larger major employers such as Queen's Medical Centre and Nottingham University.

An early internal viewing of this property is highly recommended.





ENTRANCE HALL
Double glazed front entrance door, stairs to the first floor, radiator. Door to kitchen and door to living room.

LIVING ROOM
13'8" x 12'11" (4.18 x 3.95)
Chimney breast with inset cast iron log burner, radiator, double glazed bay window to the front (with feature wood slat made to measure blinds) and open dining kitchen.

DINING KITCHEN
19'5" x 10'4" (5.94 x 3.16)
To the dining area there is a radiator and bi-fold doors opening to the rear garden. The dining area is separated from the kitchen by a central island unit/breakfast bar. The kitchen comprises a fitted range of wall, base and drawer units with work surfacing and inset single bowl sink unit with single drainer. Built-in appliances including double oven, five rink gas hob, fridge, freezer, dishwasher and washing machine. Understairs store cupboard, double glazed window to the rear, double glazed side exit door.

FIRST FLOOR LANDING
Double glazed window. Doors to bedrooms and shower room. Loft hatch with ladder to partially boarded loft space.

BEDROOM ONE
13'8" x 11'1" (4.19 x 3.39)
Radiator, double glazed bay window to the front.

BEDROOM TWO
12'3" x 10'2" (3.74 x 3.10)
Radiator, double glazed window to the rear.

BEDROOM THREE
9'0" x 7'11" (2.75 x 2.43)
Built-in cupboard, radiator, double glazed window to the front.

BATHROOM
Incorporating a contemporary three piece suite comprising wash hand basin within vanity unit, low flush WC, "L" shaped shower bath with shower and screen over. Partially tiled walls, heated towel rail, double glazed window.

OUTSIDE
To the front there is a gravel forecourt providing additional off-street parking with the main driveway providing off-street parking for 3/4 vehicles in total and running along the side of the house to additional parking facility and leading to the single garage. The rear garden is attractively landscaped with terraced patio area and generous garden laid to lawn. The boiler is housed in the outside store cupboard.

SINGLE GARAGE
Constructed in sectional concrete with a recently replaced and upgraded flat roof.

DIRECTIONS
From the A52 traffic light junction in Bramcote at the Sherwin Arms, proceed towards Ilkeston (A6007). Straight on at the two mini traffic islands and after the second, look for and turn right onto Mayfield Drive. Follow the road and the property can be found as the road descends on the right hand side. Ref: 8213PS





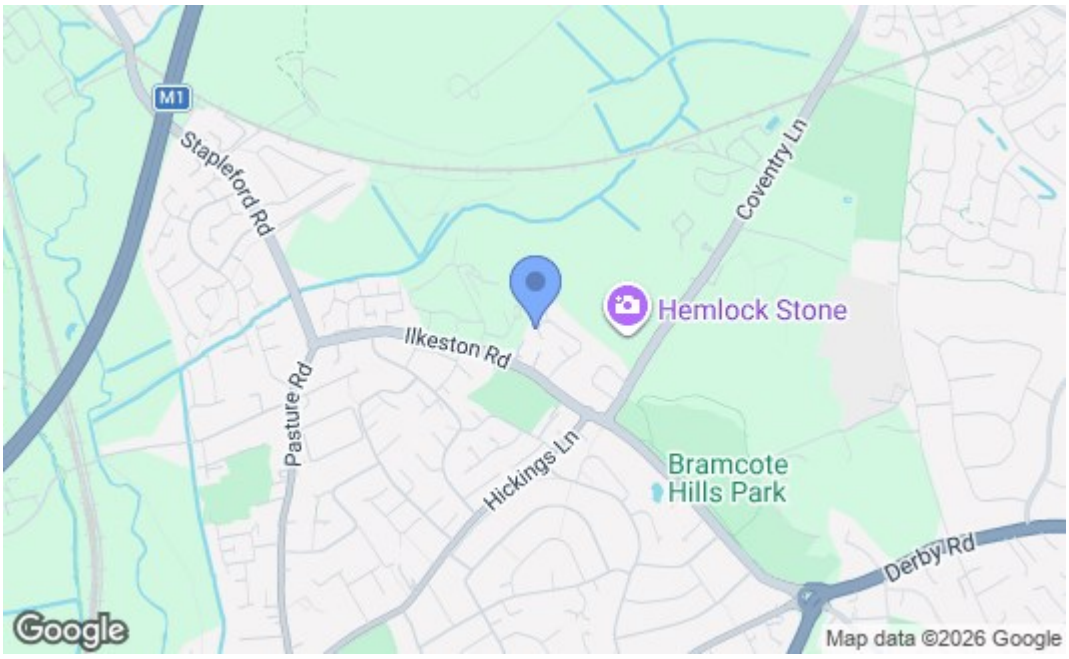


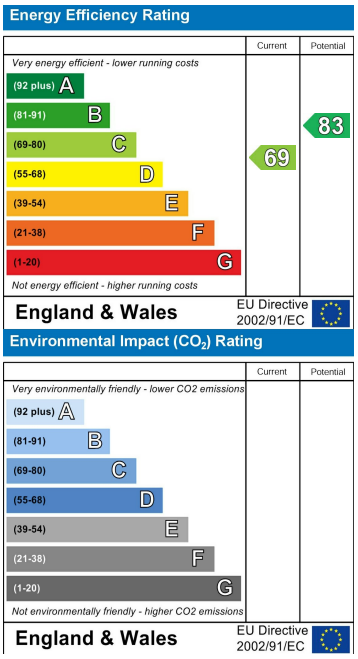












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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