



**Brampton Drive  
Stapleford, Nottingham NG9 7JJ**

A WELL PRESENTED THREE BEDROOM  
DETACHED HOUSE.

**£307,500 Freehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED AND ADAPTED THREE BEDROOM DETACHED FAMILY HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL NO-THROUGH ROAD CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, through lounge/diner and modern kitchen. The first floor landing then provides access to three bedrooms with the third bedroom having been made larger by incorporating space from the master bedroom, and modern four piece shower room.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, single garage and enclosed garden space to the rear.

The property is located within this quiet established and popular residential no-through road cul de sac location within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. There is also easy access to the nearby Morrisons Convenience Store and for those needing to commute there are great transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

The property would be an ideal family home with further potential utilising the garage space to the side to make a larger family home (subject to the relevant permissions and approvals). We would therefore highly recommend an internal viewing.



### ENTRANCE HALL

12'9" x 6'11" (3.91 x 2.11)

uPVC panel and stained glass front entrance door with matching double glazed windows and panels to either side of the door, staircase rising to the first floor with decorative open spindle balustrade, radiator, laminated flooring, useful understairs storage cupboard with shelving and coat pegs. Opening through to the kitchen. Oak-style door into the through lounge/diner.

### THROUGH LOUNGE/DINER

22'6" x 11'6" (6.87 x 3.51)

Double glazed window to the front (with fitted blinds), double glazed French doors opening out to the rear deck with matching double glazed windows to either side of the doors (with fitted blinds), two modern vertical radiators, laminate flooring, media points, raised fireplace with a stone surround incorporating pebble effect fire.

### BREAKFAST KITCHEN

12'5" x 9'7" (3.80 x 2.93)

Comprises a matching range of fitted base and wall storage cupboards with square edge work surfacing incorporating large sink unit and draining board with central swan neck mixer tap, fitted counter level five ring gas hob with extractor over, in-built eye level double Bosch oven, integrated fridge/freezer and dishwasher, space for dining table and chairs, laminate flooring, vertical radiator, personal access door to the garage, double glazed French doors opening out to the rear garden patio, double glazed window to the rear, spotlights.

### FIRST FLOOR LANDING

Double glazed window to the side (with fitted blinds), useful storage cupboards, loft access point to a mainly boarded, lit and insulated loft space with pulldown loft ladders. Oak finished doors to all three bedrooms and shower room.

### BEDROOM ONE

11'11" x 11'6" (3.65 x 3.52)

Double glazed window to the front (with fitted traditional and Roman blinds), radiator, TV point.

### BEDROOM TWO

12'2" x 11'7" (3.71 x 3.55)

Double glazed window to the rear (with fitted blinds), radiator, TV point.

### BEDROOM THREE

9'0" x 8'0" (2.75 x 2.46)

Larger than average having incorporated space from the front bedroom, double glazed window to the front (with fitted blinds), radiator, TV point.

### SHOWER ROOM

7'9" x 6'3" (2.37 x 1.93)

Modern four piece suite comprising walk-in tiled shower cubicle with dual attachment mains shower and glass shower door, oversized wash hand basin with central mixer tap and double storage drawers beneath, bidet, hidden cistern push flush WC. Partial wall tiling, double glazed window to the rear (with fitted blinds), ladder towel radiator, spotlights, extractor fan.

### OUTSIDE

To the front of the property there is a lowered kerb entry point providing access to a driveway for off-street parking for several cars, access to the garage, pedestrian access through to the rear, archway shaped fence panels set within concrete posts and gravel boards.

### TO THE REAR

The rear garden is enclosed by timber fencing to the boundary lines set within concrete posts and gravel boards, rear access pedestrian gate providing access to the footpath beyond over towards Bardills Garden Centre and the Nottingham electric tram terminus. The garden incorporates a good size decked entertaining space leading onto a lawn section, personal access door into the garage, external water tap and lighting points, pedestrian access back to the front.

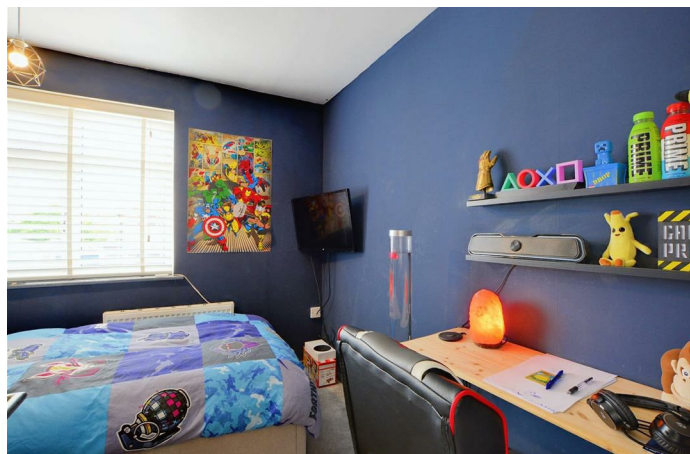
### GARAGE

19'10" x 10'11" (6.05 x 3.35)

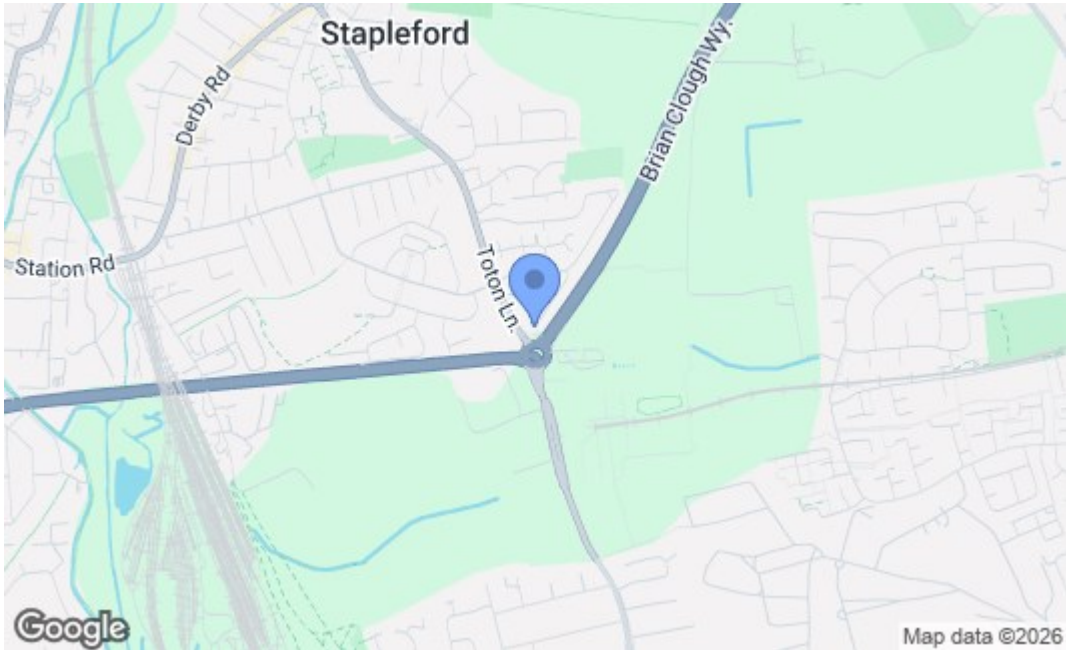
Up and over door to the front, uPVC panel and double glazed exit door to the rear, double glazed window to the rear, power and lighting points, storage cupboards, gas fired combination boiler (for central heating and hot water purposes).

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue up and over the hill, passing the entrance to Fairfield School and continue in the direction of Toton. Just after passing the Morrisons Convenience Store, take a left hand turn onto Darkey Lane and take the first right onto Brunswick Drive. At the junction, turn right onto Brampton Drive and the property can be found tucked away in the left hand corner, identified by our For Sale board. Ref: 8223NH



Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         | 81        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 67      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.