



Mayfield Drive  
Stapleford, Nottingham NG9 8JF

AN EXTENDED TRADITIONAL DOUBLE  
HEIGHT BAY FRONTED THREE BEDROOM  
SEMI DETACHED HOUSE OFFERED FOR  
SALE WITH NO UPWARD CHAIN.

**Offers Over £260,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SIDE-EXTENDED TRADITIONAL DOUBLE HEIGHT BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH THE ADDED BENEFIT OF NO UPWARD CHAIN.

Positioned in this popular and established residential no-through road cul de sac location on the edge of Stapleford bordering Bramcote. The property offers easy access to excellent outdoor space such as Ilkeston Road Recreation Ground, Hemlock Stone and Bramcote Park, 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 benefits from accommodation over two floors, comprising entrance hall, bay front living room, dining room, kitchen, side lobby, ground floor WC, utility room and study/playroom to the ground floor. The first floor landing then provides access to three bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing throughout and off-street parking to the front.

The property sits within easy reach of excellent nearby schooling for all ages, as well as nearby Co-Op food store and access to the woodland to the rear of the Hemlock Stone.

We believe the property will make an ideal first time buy or young family home and we highly recommend an internal viewing.



## ENTRANCE HALL

11'9" x 5'11" (3.60 x 1.81)

uPVC panel and stained double glazed front entrance door with full height double glazed panel to the side of the door. Radiator, useful double storage closet, staircase rising to the first floor with decorative wood spindle balustrade and decorative ironwork. Door to living room.

## LIVING ROOM

13'1" x 13'0" (4.00 x 3.98)

Double glazed bay window to the front (with fitted blinds), radiator, media points, central chimney breast incorporating an Adam-style fire surround with inset double power socket (ideal for an electric fire). Opening through to the dining area.

## DINING ROOM

10'10" x 9'0" (3.31 x 2.76)

Double glazed French doors opening out to the rear garden, radiator, open access back through to the living room, further panel and glazed door leading through to the kitchen.

## KITCHEN

10'8" x 9'11" (3.27 x 3.04)

The kitchen is equipped with a matching range of fitted base and wall storage cabinets and drawers, with square edge laminate-style work surfaces incorporating a single sink unit with draining board and swan-neck mixer tap. Built-in four ring gas hob with extractor over and oven beneath, space for fridge/freezer, plumbing for washing machine and integrated dishwasher. Decorative tiled splashbacks, spotlights, double glazed window to the rear overlooking the rear garden. Door to the rear lobby.

## REAR LOBBY

uPVC panel and double glazed exit door to the rear garden, tiled floor, door to WC and opening through to the utility room.

## GROUND FLOOR WC

5'3" x 3'3" (1.62 x 1.00)

Modern white two piece suite comprising push flush WC, corner wash hand basin with mixer tap. Double glazed window to the rear, LED spotlight, extractor fan, ladder-style towel radiator, tiled floor to match the utility room.

## UTILITY ROOM

11'2" x 6'3" (3.42 x 1.91)

Base and wall storage cupboards (matching the kitchen) with square edge laminate-style work surfaces incorporating single sink and mixer tap. Decorative tiled splashbacks, space for tumble dryer, radiator, tiled floor, Velux roof window, door through to the study/gym/playroom.

## STUDY/GYM/PLAYROOM

12'4" x 6'3" (3.77 x 1.91)

uPVC panel and double glazed door access from the front driveway, double glazed window to the front, radiator, plastered and insulated walls, power points, Velux roof window, useful understairs storage cupboard which houses the gas fired combination boiler for central heating and hot water purposes.

## FIRST FLOOR LANDING

Double glazed window to the side (with fitted roller blind), decorative wood spindle balustrade with decorative ironwork and protective screening. Doors to all bedrooms and bathroom. Loft access point via pull-down loft ladders to a partially boarded, lit and insulated loft space.

## BEDROOM ONE

13'3" x 12'4" (4.05 x 3.77)

Double glazed bay window to the front (with fitted blinds), radiator.

## BEDROOM TWO

12'3" x 10'10" (3.75 x 3.31)

Double glazed window to the rear (with fitted roller blind) with views over towards Ilkeston Road Recreation Ground, radiator, range of fitted wardrobes to one wall.

## BEDROOM THREE

9'2" x 8'0" (2.81 x 2.46)

Double glazed window to the front (with fitted Roman blind), radiator, useful overstairs fitted storage cupboard with hanging rail.

## BATHROOM

6'10" x 6'5" (2.09 x 1.97)

Three piece suite comprising panel bath with foldaway glass shower screen, mixer tap and shower attachment over, wash hand basin with mixer tap and storage drawers beneath, push flush WC. Tiling to walls, coving, wall mounted bathroom cabinet, double glazed window to the rear (with fitted roller blind), spotlight also doubling up as an extractor fan.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a block paved shaped driveway providing off-street parking comfortably for two vehicles, broken slate decorative chippings, flowerbeds housing a selection of shrubbery and trees.

## TO THE REAR

The rear garden is enclosed by timber fencing with concrete posts to the boundary lines. The garden is split into various sections with a decked and raised patio entertaining space to the first part of the garden, decking steps then lead down to a central lawn with raised timber sleeper flower borders housing a variety of bushes and shrubbery. Further steps then lead down to the rear part of the garden which houses two useful garden sheds. External lighting point and water tap.

## DIRECTIONS

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, turn right onto Hickings Lane and proceed past the entrance to the park and the recently upgraded sports arena heading in the direction of Bramcote. Continue past the Co-Op to the mini roundabout and turn left onto Ilkeston Road. Take the first right onto Mayfield Drive and follow the road to the left where the property can be found on the left hand side, identified by our For Sale board.

## AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.

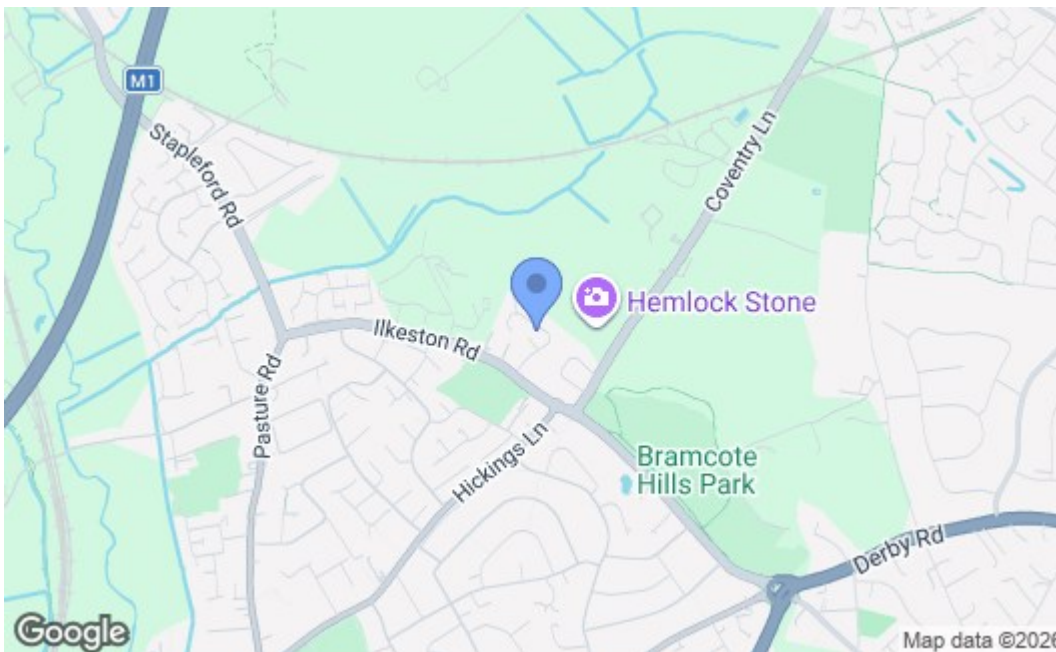
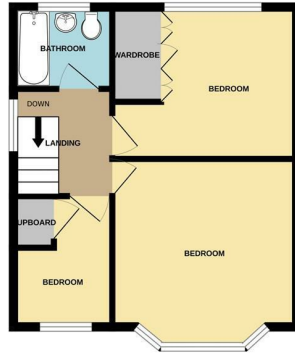




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	85
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.