



**Brisbane Drive**  
**Stapleford, Nottingham NG9 8ND**

**£240,000 Freehold**

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Situated at the head of this cul de sac on a larger than average garden plot is this three bedroom semi detached house.

What sets this property apart from many is the garden and plot size which it sits on. The property has an open driveway with shared access to its neighbour which then leads to a gravel forecourt with parking up to four vehicles and access to a single garage. This amount of parking is rare on this type of property.

The property also has larger than expected gardens with an enclosed and private courtyard style rear garden beyond the rear elevation and there is a further garden behind the garage which has been attractively landscaped with a variety of themed areas, including a bar, BBQ and terraced area, sections of garden laid to artificial lawn which has been designed in such a way to enjoy different aspects and a good degree of privacy. At the foot of the plot is a further terraced decked area.

The property has been particularly well maintained by the current owners and comes to the market in a ready to move into condition. With the benefit of gas fired central heating served from a combination boiler and double glazing.

The accommodation comprises a useful entrance porch leading to a hallway, there is access to ground floor rooms, including the modern bathroom, fully fitted kitchen with built-in appliances and the lounge diner. A staircase in the lounge diner leads to the first floor landing where there are three well proportioned bedrooms.

Situated in this popular and convenient residential location great for families and commuters alike, as schools for all ages are within easy reach, within walking distance is a regular bus service, as well as a doctor's surgery and small convenience store. Stapleford town centre is within easy reach and for those looking to commute, the A52 linking Nottingham and Derby, Beeston, Nottingham University and Queen's Medical Centre, is a short drive way. There are various open spaces and leisure facilities including the newly upgraded Hickings Lane Community and Sports Hub, with Bramcote Park and Bramcote Leisure Centre also within walking distance.

This property will suit first time buyers and young families. An internal viewing is recommended.



## ENTRANCE PORCH

A useful space with uPVC double glazed window, a composite glazed front entrance door. Door to hallway.

## HALLWAY

6'6" x 2'8" (2 x 0.83)

Doors to lounge diner, kitchen and bathroom.

## LOUNGE DINER

16'0" x 13'1" (4.90 x 4)

Wall mounted electric contemporary flame effect fire and surround. Stairs to the first floor, radiator, double glazed window to the front.

## KITCHEN

9'4" x 8'7" (2.85 x 2.63)

Incorporating a range of modern fitted wall, base and drawer units, with work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Integrated appliances, including washing machine, dishwasher, fridge, freezer and wine cooler. Cupboard housing gas combination boiler (for central heating and hot water). Double glazed window and door to the rear.

## BATHROOM

6'0" x 5'4" (1.83 x 1.64)

Modern three piece suite comprising wash hand basin, low flush WC and bath with mixer shower attachment over. Tiling to walls, heated towel rail, double glazed window.

## FIRST FLOOR LANDING

Double glazed window, loft hatch.

## BEDROOM ONE

12'6" x 9'10" (3.83 x 3.01)

Radiator, double glazed window to the front.

## BEDROOM TWO

11'9" x 9'2" (3.60 x 2.80)

Radiator, double glazed window to the rear enjoying views over the surrounding area.

## BEDROOM THREE

9'6" x 6'4" (2.91 x 1.95)

Radiator, double glazed window to the rear.

## OUTSIDE



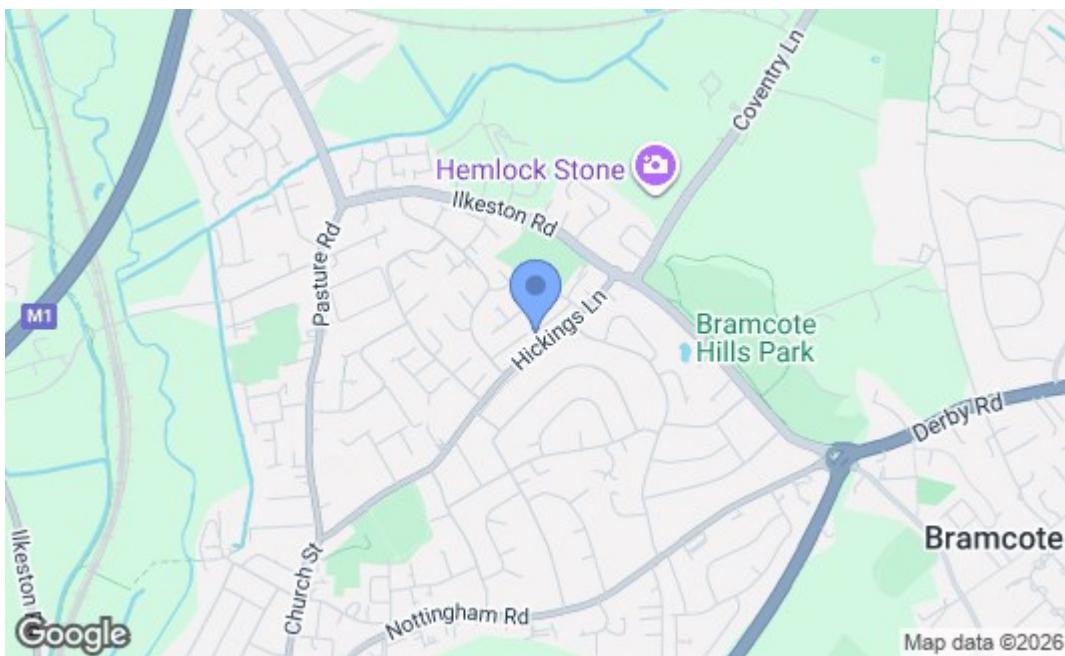
The property is situated in a corner position at the end of a residential cul de sac. There is a small semi open plan triangular flower and shrub bed and a sweeping tarmac driveway which gives gated shared access with its neighbour to a gravel forecourt within the boundary of the property which offers parking for up to four vehicles. This also leads to the single garage. There are two distinct garden areas, one behind the rear elevation of the property which is landscaped with ease of maintenance in mind, with tiered paved sitting and patio areas, decking, outside tap and power point. There is a further larger garden area which is behind the garage which is landscaped with a variety of themed area, including a covered outdoor bar with BBQ and alfresco dining area, there is an area laid to raised deck finished with artificial lawn. There are further garden areas finished with artificial lawn for ease of maintenance with inset shrub beds. At the foot of the plot is a further decked terraced seating area.



GROUND FLOOR

Robert Ellis  
ESTATE AGENTS

1ST FLOOR



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		74
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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		

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, fixture or fitting has been tested.