



**Stanhope Avenue  
Carrington, Nottingham NG5 1QX**

**Guide Price £245,000 Freehold**

A THREE BEDROOM MID TOWN HOUSE  
LOCATED IN CARRINGTON,  
NOTTINGHAM



WELCOME TO STANHOPE AVENUE...

A fantastic opportunity not to be missed, perfect for a growing family or professionals seeking a spacious home in a prime location.

Robert Ellis Estate Agents are thrilled to present this beautiful THREE DOUBLE BEDROOM MID-TERRACE HOME, situated in the sought-after area of Carrington, Nottingham.

This property boasts an ideal location, just a short walk from Tesco Express and the vibrant Sherwood High Street, offering an array of restaurants, bars, and retail shops. With convenient transport links on Hucknall Road, you have easy access to Nottingham City Centre and surrounding areas. Additionally, being in close proximity to Nottingham City Hospital makes this home perfect for healthcare professionals.

In brief, the property comprises an entrance hall, a downstairs W/C, three double bedrooms with an en-suite to the main bedroom, a well-appointed kitchen, a lounge/diner, and an integral garage.

Externally, the home offers a driveway with space for one car leading to the integral garage. Across the front of the home is a communal green, perfect for families with children and pets to enjoy.

DO NOT MISS OUT! Contact us today to arrange your viewing and secure this fantastic home.



### Entrance Hallway

10'8 x 9'4 approx (3.25m x 2.84m approx)

Double glazed door to the front, ceiling light point, radiator, laminate flooring, stairs to the first floor and panelled doors to:

### Ground Floor w.c.

2'10 x 5'7 approx (0.86m x 1.70m approx)

Low flush w.c., corner vanity wash hand basin with tiled splashbacks, wall mounted radiator, laminate flooring, ceiling light point and extractor fan.

### Bedroom 3/Study

9'3 x 8'1 approx (2.82m x 2.46m approx)

UPVC double glazed window to the rear, radiator, ceiling light point and laminate flooring.

### First Floor Landing

Ceiling light point, UPVC double glazed window to the front, stairs to the second floor landing and panelled doors to:

### Kitchen

8'10 x 9'3 approx (2.69m x 2.82m approx)

UPVC double glazed window to the rear, range of matching wall and base units incorporating laminate work surface above, integrated oven with four ring gas hob over, automatic washing machine/dryer, integrated fridge freezer, laminate flooring, kick board heater, 1½ bowl stainless steel sink with swan neck mixer tap above, tiled splashbacks, recessed spotlights to the ceiling, extractor fan and ample storage cupboards.

### Open Plan Lounge/Diner

11'7 x 18'9 approx (3.53m x 5.72m approx)

This dual aspect living room offers a UPVC double glazed window to the rear with UPVC double glazed French doors incorporating a Juliette balcony to the front, laminate flooring, double radiator and ceiling light points. Ample space for both sitting and dining areas.

### Second Floor Landing

Ceiling light point, loft access hatch, radiator, airing/storage cupboard housing the hot water cylinder and panelled doors to:

### Bedroom 1

11' x 9'2 approx (3.35m x 2.79m approx)

Ceiling light point, radiator, UPVC double glazed window to the rear and built-in wardrobes.

### Bedroom 2

11'3 x 10'5 approx (3.43m x 3.18m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, built-in wardrobe with panelled door leading to the en-suite shower room.

### En-Suite

6'1 x 4'6 approx (1.85m x 1.37m approx)

Walk-in shower enclosure with a mains fed shower above, vanity wash hand basin with tiled splashbacks, built-in storage cupboard over the stairs, radiator, UPVC double glazed window to the front, ceiling light point and extractor fan.

### Bathroom

5'9 x 7'5 approx (1.75m x 2.26m approx)

UPVC double glazed window to the rear, wall mounted radiator, a modern white four piece suite comprising of a panelled bath with a mixer shower attachment above, pedestal wash hand basin, low flush w.c., tiled splashbacks, laminate flooring, recessed spotlights to the ceiling, extractor fan, walk-in shower enclosure with a mains fed shower above and tiled splashbacks.

### Outside

To the front of the property there is a driveway providing off road parking leading to the garage, garden laid to lawn, fencing and hedges to the boundaries and pathway to the front entrance door.

To the rear there is an enclosed garden laid mainly to lawn with fencing to the boundaries, mature shrubs to the borders and a paved patio area.

### Garage

7'11 x 19'9 approx (2.41m x 6.02m approx)

Up and over door to the front, light, power, UPVC double glazed rear access door and window, electric and gas meter points.

### Council Tax

Nottingham Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 17mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

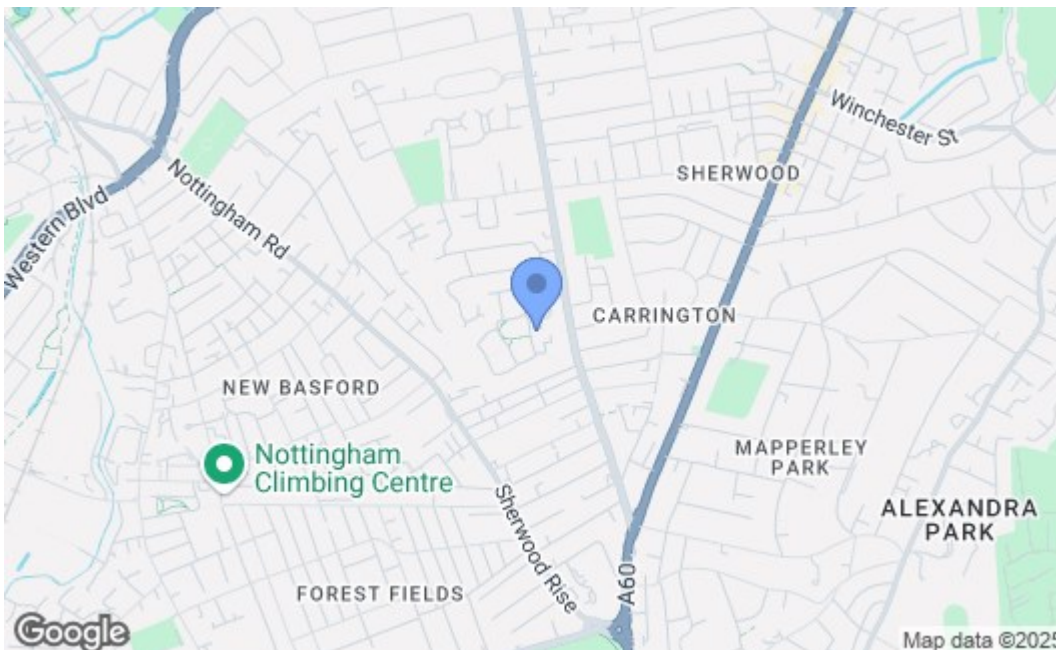
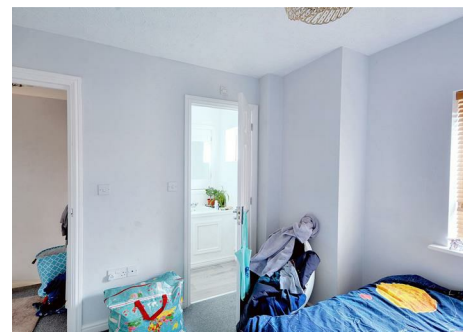
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

970NM/HM





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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.