



Warren Avenue
Stapleford, Nottingham NG9 8EY

A RELATIVELY MODERN MID 1980'S
EXTENDED THREE BEDROOM SEMI
DETACHED HOUSE.

Offers Over £200,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET FOR THE FIRST TIME SINCE CONSTRUCTION IN THE MID 1980'S, THIS EXTENDED THREE BEDROOM SEMI DETACHED HOUSE WHICH IS SITUATED WITHIN WALKING DISTANCE OF STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises of an entrance porch leading through to an entrance hallway with living room, kitchen and conservatory. The first floor landing then provides access to three bedrooms and a central three piece bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking and an enclosed, low maintenance garden to the rear.

The property is situated only a stone's-throw away from the shops, services and amenities in Stapleford town centre. There is also easy access to good schooling for all ages nearby, as well as open countryside walks.

For those needing to commute, there are good transport links on the doorstep, including the i4 bus route, the A52 for Nottingham and Derby, Junction 25 of the M11 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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



ENTRANCE PORCH

uPVC panel and double glazed front entrance door, double glazed windows to either side, decorative wall panelling, exposed brickwork, tiled floor, further panel and glazed inner door to the entrance hall.

ENTRANCE HALL

10'2" x 5'10" (3.11 x 1.80)

Staircase rising to the first floor, radiator, floor tiles. Internal doors to the lounge and kitchen.

KITCHEN

10'2" x 7'7" (3.12 x 2.32)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, roll top work surfaces incorporating single sink and draining board with mixer tap. Fitted four ring gas hob with extractor over and oven beneath. Plumbing and space for washing machine and dishwasher, further space for under-counter fridge and freezer. Wall mounted 'Worcester' gas fired combination boiler (for central heating and hot water purposes), double glazed window to the front (with fitted blinds), tiled floor.

LIVING ROOM

16'4" x 13'9" (4.98m x 4.19m)

uPVC panel and double glazed door to the rear opening to the conservatory, double glazed window to the rear, radiator, media points, coving, useful understairs storage cupboard, laminate flooring, Adam-style fire surround incorporating stone effect electric fire on a tiled hearth.

CONSERVATORY

12'4" x 8'5" (3.76 x 2.57)

Brick and double glazed construction with French doors opening out onto the rear garden, fitted blinds, pitched roof, exposed brickwork, tiled floor, wall light points.

FIRST FLOOR LANDING

Double glazed window to the side (with fitted blinds), loft access point to an insulated loft space. Doors to all bedrooms and bathroom.

BEDROOM ONE

11'7" x 9'6" (3.55 x 2.90)

uPVC double glazed window to the rear, radiator, laminate

flooring, fully fitted sliding door wardrobes with shelving and hanging space.

BEDROOM TWO

9'4" x 7'10" (2.86 x 2.39)

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

BEDROOM THREE

6'10" x 6'7" (2.09 x 2.01)

Double glazed window to the front (with fitted blinds), radiator, laminate flooring, useful fitted overstairs storage cupboard.

BATHROOM

7'9" x 6'2" (2.37 x 1.90)

Modern white three piece suite comprising "P" shaped bath with glass shower screen, central mixer tap and mains shower, push flush WC, wash hand basin with mixer tap and tiled splashback. Radiator, wall mounted bathroom cabinet, extractor fan.

OUTSIDE

To the front there is a lowered kerb entry point to a front double width driveway providing off-street parking with decorative gravel stone chippings to the border, pedestrian access to the rear.

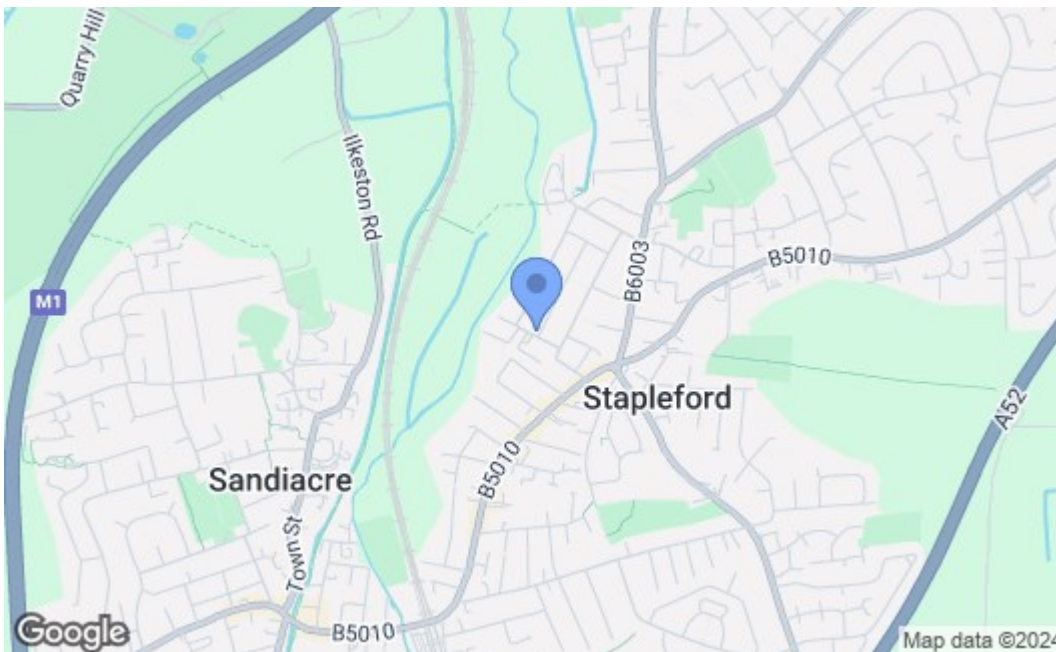
TO THE REAR

The rear garden has been designed for straightforward maintenance, being enclosed by timber fencing to the boundary line, high quality artificial lawn and planted borders housing a variety of mature bushes and shrubbery. An external lighting point and water tap. Pedestrian access to the front.

DIRECTIONAL NOTE

From our Stapleford Branch, turn immediately right onto Warren Avenue and follow the bend in the road, keeping left (still Warren Avenue) and the property can be found a little further along on the left hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.