



West Avenue
Stapleford, Nottingham NG9 8DW

£239,950 Freehold

AN EXTENDED & EXTREMELY WELL
PRESENTED BAY FRONTED THREE
BEDROOM SEMI DETACHED HOUSE.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND EXTENDED MID 1930'S BAY FRONTED THREE BEDROOM SEMI DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, dining room, family room and kitchen with useful pantry. The first floor landing then provides access to three bedrooms and a shower room.

The property also benefits from a block paved driveway providing off-street parking to the front and a generous, well maintained garden to the rear with timber summerhouse situated to the foot of the plot.

The property sits favourably within easy access of excellent nearby schooling for all ages. There are also good nearby transport links such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

The open spaces of both Hickings Lane and Ilkeston Road recreational ground, as well as Bramcote Hills Park are all situated a short distance away from the property, as well as easy access to the shops and services within Stapleford town centre and Aldi supermarket.

The property will make an ideal first time buy or young family home and highly recommend an internal viewing.



ENTRANCE HALL

4'11" x 3'5" (1.51 x 1.05)

Composite and double glazed front entrance door, radiator, staircase rising to the first floor, coving, coat pegs, alarm control panel, internal door to living room.

LIVING ROOM

13'8" x 13'0" (4.19 x 3.97)

Double glazed bay window to the front (with fitted blinds), radiator, TV and telephone points, wall light points, picture rail, feature Adam-style fire surround incorporating coal effect electric fire on a tiled hearth, door to dining room.

DINING ROOM

11'3" x 11'1" (3.45 x 3.40)

Picture rail, original glass fronted storage cupboard, laminate flooring, door to kitchen, archway through to the family room.

FAMILY ROOM/SNUG

9'9" x 9'5" (2.98 x 2.88)

Double glazed French doors opening out to the rear garden with double glazed windows to either side of the doors (with fitted blinds). Velux roof window, laminate flooring, radiator.

KITCHEN

13'11" x 5'6" (4.26 x 1.69)

Recently re-fitted kitchen comprises a range of matching fitted marble style base and wall storage cupboards with square edge work surfaces and inset one and a half bowl sink with mixer tap. Fitted four ring hob with extractor over, integrated fridge/freezer, plumbing for the washing machine, double glazed windows to the side and rear (with fitted blinds), laminate flooring, spotlights, Velux roof window, opening through to the pantry.

PANTRY

Double glazed window to the side, wall mounted gas fired combination boiler (for central heating and hot water purposes), electricity meter, laminate flooring, lighting.

FIRST FLOOR LANDING

Doors to all three bedrooms, double glazed window to the side (with fitted blinds), coving, loft access point to an insulated and lit loft space.

BEDROOM ONE

11'2" x 9'11" (3.42 x 3.04)

Double glazed window to the rear (with fitted blinds), radiator, picture rail, fitted double full height wardrobe.

BEDROOM TWO

11'4" x 11'0" (3.46 x 3.37)

Double glazed window to the front (with fitted blinds), TV point, radiator, picture rail, exposed and varnished floorboards.

BEDROOM THREE

8'1" x 6'9" (2.48 x 2.08)

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

SHOWER ROOM

5'6" x 5'1" (1.70 x 1.56)

Three piece suite comprising corner shower cubicle with Mira Jump electric shower, push flush WC, wash hand basin with waterfall style mixer tap and double storage cupboards beneath. Fully tiled walls, double glazed window to the side (with fitted blind), spotlights, radiator, extractor fan, wall mounted bathroom mirror with inset lighting.

OUTSIDE

To the front there is a block paved driveway providing off-street parking comfortably for two cars with gated side access leading through to the rear garden. The front also has a gravel bed incorporating a variety of mature bushes and shrubbery and a further matching block paved pathway provides access to the front entrance.

TO THE REAR

The rear garden is well maintained and landscaped by the current owners incorporating a shaped, artificial lawn section surrounded by planted borders housing a variety of mature and specimen bushes and shrubbery. The garden is enclosed by timber fencing to both sides and benefits from a useful garden shed. Within the garden there is an external lighting point, water tap and exit gate beyond leading back to the front driveway. Situated to the foot of the plot is a good size timber summerhouse with the benefit of power and lighting.

DIRECTIONAL NOTE

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. After passing the park, turn right onto West Avenue and the property can be found on the right hand side, identified by our For Sale board.

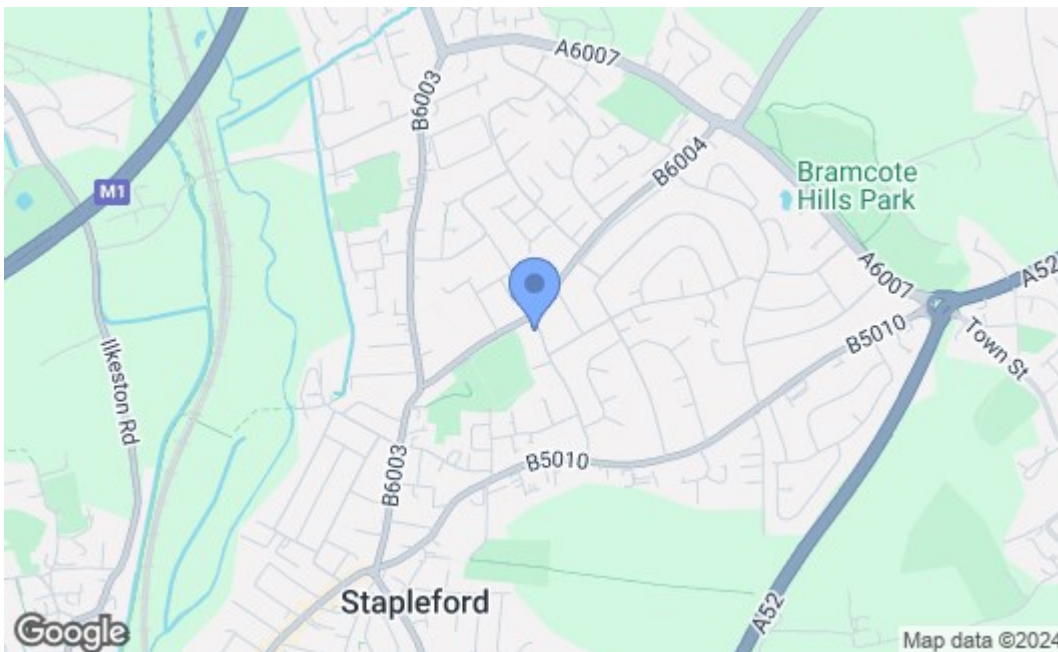
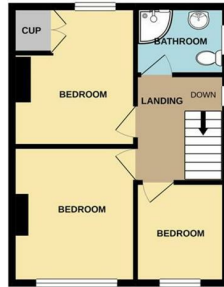




GROUND FLOOR

Robert Ellis
ESTATE AGENTS

1ST FLOOR



Energy Efficiency Rating

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

England & Wales EU Directive 2002/91/EC Environmental Impact (CO₂) 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.