



Central Avenue
Stapleford, Nottingham NG9 8DZ

£260,000 Freehold

AN ADAPTED SPACIOUS THREE BEDROOM
BAY FRONTED SEMI DETACHED HOUSE.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED, LOOKED AFTER AND ADAPTED BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With gas central heating from recently installed combination boiler, double glazing, double driveway, reduced size garage and generous enclosed garden space to the rear.

The accommodation is arranged over two floor, the ground floor comprising an entrance lobby, entrance hall, bay fronted living room, dining room/study, sitting room and kitchen. The first floor landing provides access to three bedrooms and a bathroom suite.

The property is located in close proximity of excellent nearby schooling for all ages. There is also easy access to local amenities and shopping facilities, outdoor space such as Hickings Lane Park, and for those needing to commute there are good transport links nearby such as the i4 bus connection, A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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



ENTRANCE PORCH

7'6" x 3'7" (2.30 x 1.10)

Composite and double glazed front entrance door with double glazed window to the side of the door, tiled floor. Further panel door to the hallway.

HALLWAY

12'7" x 5'8" (3.84 x 1.73)

Staircase rising to the first floor, radiator, alarm control panel, coving, useful storage cupboard and further understairs storage pantry. Doors to living room, kitchen and dining room/study.

LOUNGE

12'11" x 10'11" (3.94 x 3.33)

Double glazed half bay window to the front (with fitted blinds), radiator, coving, wall light points, media outlets and wall hung stone effect fire.

DINING ROOM/STUDY

10'0" x 9'11" (3.07 x 3.03)

With Georgian-style panel and glazed door to the sitting room, double glazed windows to the side and rear (the side with fitted vertical blinds, the rear with fitted roller blind), radiator, coving and further Georgian-style panel and glazed door to the hallway.

SITTING ROOM

14'7" x 10'11" (4.46 x 3.35)

uPVC panel and double glazed French doors opening out to the rear garden with full height double glazed windows to either side of the door, wall light points, radiator and boiler closet housing the gas fired combination boiler (for central heating and hot water purposes), Georgian-style panel and glazed door back to the dining room/study.

KITCHEN

11'3" x 10'10" (3.44 x 3.32)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter-level double bowl sink unit with central mixer tap and draining board with tile splashbacks, fitted counter-level hob with curved extractor fan over, integrated 50/50 fridge/freezer, eye level oven with microwave cupboard above, plumbing for washing machine, viewing windows to the sitting room and dining room/study, radiator and TV point.

FIRST FLOOR LANDING

Double glazed window to the side (with fitted blinds), coving, doors to all bedrooms and shower room, loft access point with pull down loft ladder to a partially boarded, lit and insulated loft space.

BEDROOM ONE

11'5" x 9'1" (3.48 x 2.77)

Double glazed window to the rear (with fitted blinds), radiator, wall light points and fully fitted wardrobes to one wall.

BEDROOM TWO

11'6" x 8'0" (3.51 x 2.46)

Double glazed window to the front (with fitted blinds), radiator, wall light points and fully fitted wardrobes to one wall.

BEDROOM THREE

8'5" x 6'8" (2.58 x 2.05)

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

SHOWER ROOM

5'7" x 5'0" (1.71 x 1.54)

Newly fitted three piece suite comprising walk-in shower cubicle with dual head mains shower attachment, push flush WC and wash hand basin with mixer tap and storage cabinets beneath. Double glazed window to the side (with fitted blinds), radiator, wall mounted mirror fronted bathroom cabinet, tiled walls, spotlights, laminate flooring and extractor fan.

OUTSIDE

To the front of the property there is a black tarmac double sized driveway providing off-street parking for two cars, access to the front entrance porch and access to the garage via electrically operated garage door.

REAR GARDEN

Enclosed predominantly by timber fencing with concrete posts and gravel boards to the boundary line and offers a variety of sections being mainly designed for low maintenance with decorative gravel stone chippings, mains operated garden lighting. There is a timber storage shed, paved patio seating area (ideal for entertaining), access back into the sitting room via uPVC French doors. The garden also contains a good size decked entertaining space (ideal for evening entertaining). This then leads down the side of the property which provides outside water tap point and further decking space.

GARAGE

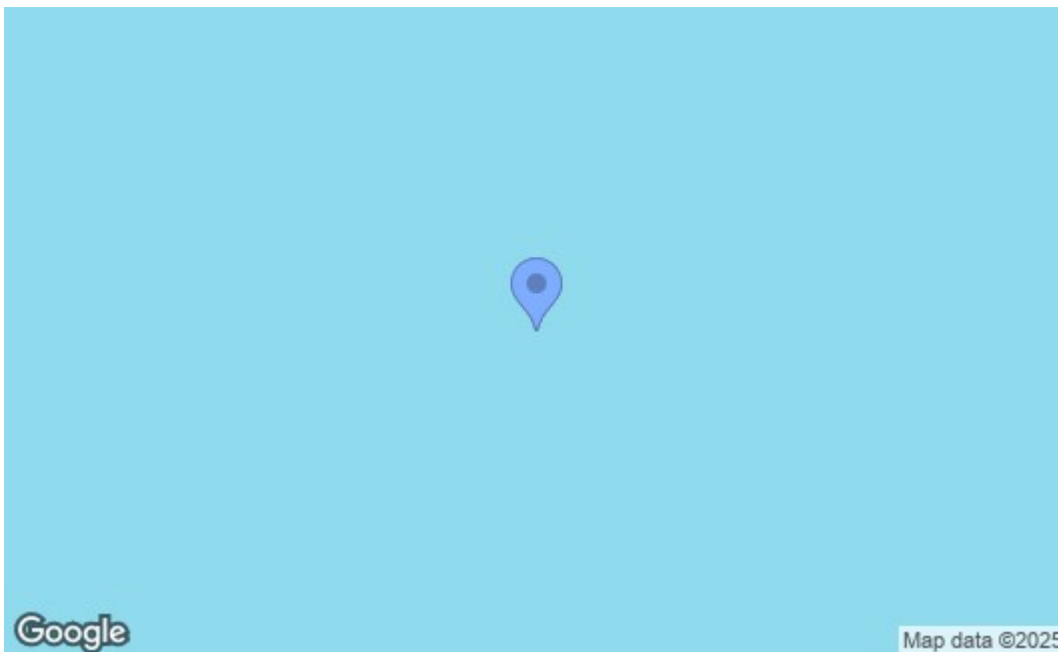
Electrically operated garage door to the front, power, TV and lighting points.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Pasture Road. At the bend in the road, turn right onto Hickings Lane and proceed past the entrance to the park. Take a right hand turn onto West Avenue and then first left onto Central Avenue. The property can be found on the left hand side.



Robert Ellis
ESTATE AGENTS



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 57 | |
| (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.