



Sisley Avenue
Stapleford, Nottingham NG9 7HW

£275,000 Freehold

A WIMPEY HOMES CONSTRUCTED
DORMER-STYLE THREE BEDROOM SEMI
DETACHED FAMILY HOUSE.



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND EXTENDED THREE BEDROOM WIMPEY CONSTRUCTED SEMI DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR RESIDENTIAL CATCHMENT AREA.

Sitting on a generous overall corner plot with gardens to the front, side and rear, as well as a side block paved driveway with a detached brick built garage.

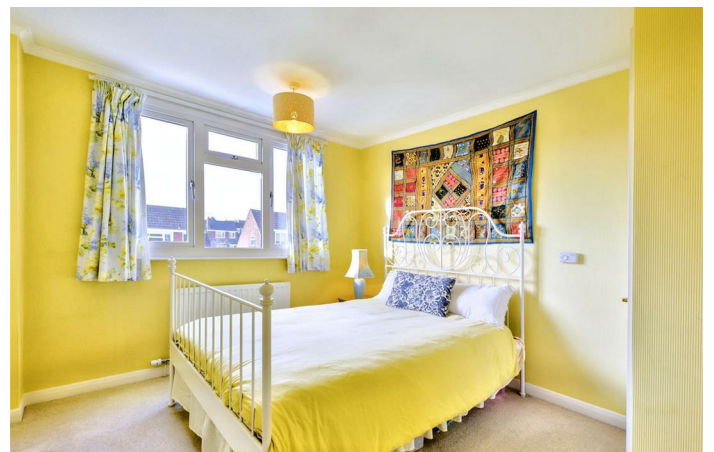
The property benefits from gas fired central heating from a combination boiler, double glazing, generous South facing corner plot with ample potential to extend and enhance the property (subject to the relevant permissions and approvals).

The accommodation comprises entrance hall, living room, dining room, kitchen and conservatory to the ground floor. The first floor landing then provides access to three bedrooms and a shower room.

The property would suit first time buyers or young families alike as it is situated within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer.

There is also easy access to excellent commuter links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout. Shops, services and amenities can all be found in nearby Stapleford town centre.

We highly recommend an internal viewing.



ENTRANCE HALL

7'7" x 7'2" (2.33 x 2.19)

Composite and double glazed front entrance door, alarm control panel, double glazed window to the side, radiator, telephone point, staircase rising to the first floor, medium oak-style laminate flooring. Panel and glazed internal door leads through to the living room.

LIVING ROOM

13'4" x 12'10" (4.08 x 3.93)

uPVC double glazed bow window to the front, radiator, decorative coving, TV point, Adam-style fireplace with marble insert and hearth housing living flame gas fire, wall light points, useful understairs storage cupboard housing the gas and electricity meters, medium oak-style laminate floor. Opening through to the dining room.

DINING ROOM

10'9" x 8'9" (3.29 x 2.69)

Double glazed window to the rear, radiator, decorative coving, medium oak-style laminate flooring, Georgian-style panel and glazed door then leads into the kitchen.

KITCHEN

10'7" x 7'4" (3.23 x 2.26)

Equipped with a matching range of base and wall storage cupboard and drawers with laminate-style roll top work surfaces incorporating one and a half bowl sink unit with draining board and central swan-neck mixer tap. Decorative tiled splashbacks, fitted four ring induction hob with double oven beneath and extractor canopy over, display shelving, double glazed windows to both side and rear (with fitted blinds), in-built microwave, plumbing for dishwasher, in-built fridge. uPVC panel and double glazed window to the rear, as well as a uPVC panel and double glazed door leading to the conservatory.

CONSERVATORY

16'6" x 8'9" (5.03 x 2.67)

Spanning the full width of the property, being brick and double glazed construction with double glazed window to both the side and rear (with fitted blind), double glazed French doors then open out onto the rear garden with the conservatory also benefitting from wall light points, anti-glare roof, insulation, plumbing for washing machine.

FIRST FLOOR LANDING

Double glazed window to the side, decorative wood spindle balustrade with contrasting countertop, decorative coving, doors to all bedrooms and bathroom, loft access via a fitted pulldown aluminium loft ladder to an insulated, boarded and lit loft space.

BEDROOM ONE

12'11" x 9'3" (3.94 x 2.83)

Double glazed window to the front, radiator, coving, TV point, a range of fitted bedroom furniture including his/hers wardrobes, bedside cabinets and matching overhead storage cupboards.

BEDROOM TWO

10'9" x 9'10" (3.28 x 3.02)

Double glazed window to the rear, radiator, coving, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

BEDROOM THREE

9'10" x 6'5" (3.00 x 1.96)

Double glazed window to the front, radiator, coving, useful fitted overstairs full height storage cupboard.

SHOWER ROOM

7'3" x 6'3" (2.23 x 1.93)

Modern white three piece suite comprising corner shower cubicle with mains gravity shower, glass shower screen and sliding door, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Corian roll top work surfaces, stainless steel towel radiator, fully tiled walls and floor with electrically operated underfloor heating, heated anti-mist mirror, spotlights, double glazed window to the rear.

OUTSIDE

The property sits on a generous corner plot benefitting from gardens to the front, side and rear. To the front of the property there is a shaped lawn area with planted borders housing a variety of bushes, shrubs and plants with a hedgerow to the boundary line offering privacy from the roadside. To the side there is a paved pathway providing access to the front entrance door, planted borders and a side gate giving access to the further side and rear garden. To the rear there is an area laid to lawn with a further array of flowerbeds and borders housing bushes and shrubbery. There is an outside water tap and a paved pathway then provides access to the garage. In front of the garage there is a block paved driveway providing off-street parking. In addition there is also outdoor sensor lighting to the front and rear.

DETACHED GARAGE

18'1" x 10'3" (5.53 x 3.13)

Electrically operated up and over door, power and lighting points. Personal access door which leads back into the garden.

DIRECTIONAL NOTE

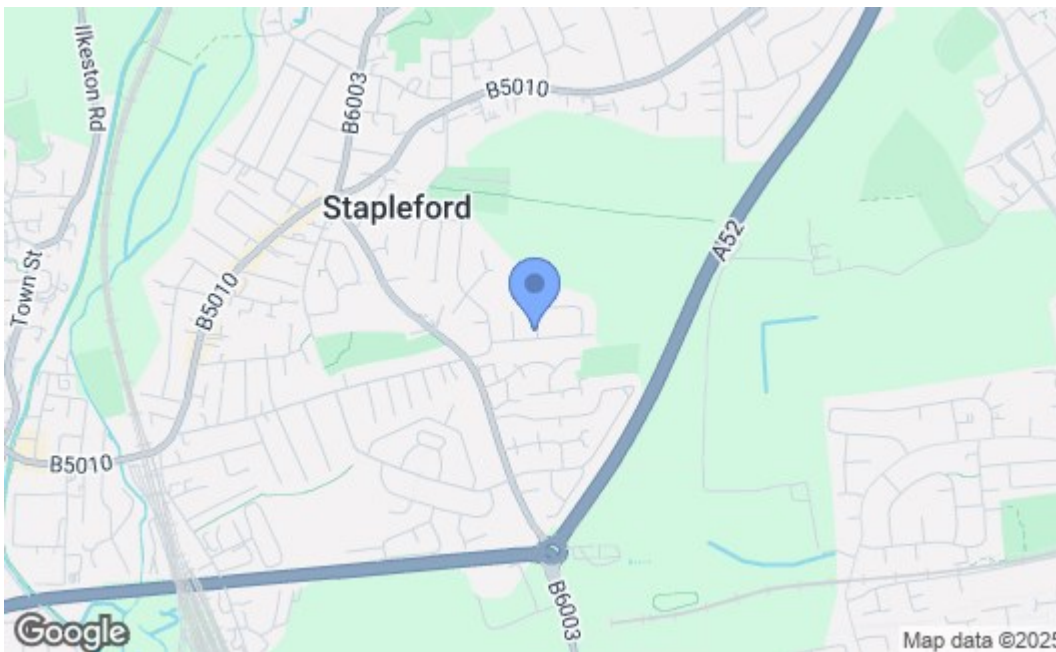
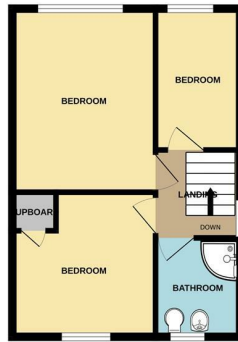
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield School and take a left onto Blake Road. Follow the bend in the road to the left and take an immediate right onto Sisley Avenue. The property can then be found on the left hand side (identified by our For Sale board) after the turning for Gainsborough Close,



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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.