



Central Avenue  
Stapleford, Nottingham NG9 8DZ

**£325,000 Freehold**

A SIX BEDROOM SEMI DETACHED HOUSE.



A kerbside glance is not nearly enough to fully appreciate this six bedroom semi detached house.

This incredibly spacious and adaptable property comes to the market in a ready to move into condition and offers up to six bedrooms to the first floor, one currently used as a dressing room.

As soon as you open the front door, you are greeted by an attractive hallway which sets the tone throughout the property which offers a contemporary, modern feel. There is a relaxing living room to the front and the kitchen is certainly the hub of the household with an array of units which opens to a generous family dining room. There is a useful cloaks/WC and a large conservatory which has a utility area.

The property benefits from gas fired central heating served from a combination boiler, double glazed windows throughout and a recently replaced family shower room/WC.

The property is situated on a wedge-shaped corner garden plot, well screened from the road. There is a private courtyard with gated off-street parking, cleverly utilised space with soft and hard landscaping, pergola, BBQ and seating areas.

By contrast, the rear garden offers a quiet, tranquil and private space. There is also a useful workshop/store with light and power.

Situated in this popular residential suburb, close to local schools for all ages, regular bus service, doctors and open space/playing fields. The town centre is approximately half a mile away where there is a variety of shops and facilities. The nearby market town of Beeston is approximately a 10 minute drive away.

This property offers truly versatile accommodation which is absolutely ideal for growing families, as well as those looking to work from home, with any number of options.

We recommend an early internal viewing to fully appreciate the accommodation on offer.



## ENTRANCE HALL

Double glazed front entrance door, stairs to the first floor.

## LIVING ROOM

16'3" x 13'5" (4.96 x 4.11)

An attractive and relaxing space with radiator, double glazed bay window to the front.

## KITCHEN

11'3" x 8'10" (3.43 x 2.71)

This is designed in two areas with the main kitchen having a range of fitted wall, base and drawer units with work surfacing and inset single bowl sink unit with single drainer. Built-in appliances include electric oven, hob and extractor hood over. This central hub opens through to the family dining area and further kitchen area.

## FURTHER KITCHEN AREA

9'0" x 7'10" (2.76 x 2.40)

Wall and base units with work surfacing, French doors leading to the conservatory.

## FAMILY DINING AREA

11'10" x 8'6" (3.61 x 2.6)

Radiator, double glazed window to the front.

## CLOAKS/WC

Wash hand basin, low flush WC, double glazed window.

## CONSERVATORY

19'5" x 8'0" (5.93 x 2.44)

A versatile space, currently used as a chill out area and to one end has a utility area with work surfacing, plumbing for washing machine, tumble dryer and further appliance space. Double glazed windows and French door leading to the rear garden.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

11'6" x 10'11" (3.52 x 3.34)

Radiator, double glazed window to the front.

## BEDROOM TWO

11'6" x 9'6" (3.52 x 2.90)

Radiator, double glazed window to the rear.

## BEDROOM THREE

8'3" x 8'6" reducing to 5'1" (2.54 x 2.6 reducing to 1.57)

Currently used as a dressing room with radiator, double glazed window to the front.

## BEDROOM FOUR

15'1" x 8'10" (4.6 x 2.7)

Radiator, double glazed window to the front.

## BEDROOM FIVE

9'1" x 6'5" (2.77 x 1.97)

Radiator, double glazed window to the rear.

## BEDROOM SIX

8'11" x 5'5" (2.72 x 1.67)

Radiator, double glazed window to the front.

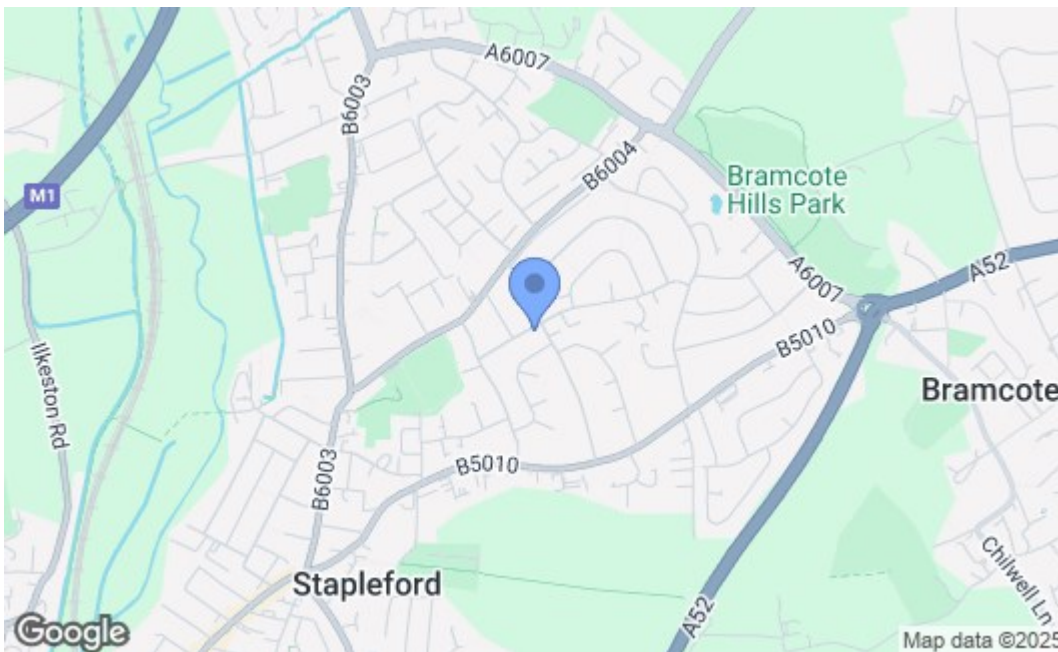
## FAMILY SHOWER ROOM

Incorporating a modern, contemporary three piece suite comprising wash hand basin within a vanity unit, low flush WC, walk-in shower enclosure. Feature tiling, heated towel rail, double glazed window.

## OUTSIDE

The property is situated on a partial corner plot with a wedge-shaped overall plot with hedged and fenced-in frontage providing a private front courtyard garden with vehicle gates leading to block paved off-street parking. There are soft and hard landscaped areas, artificial lawn, block paving and paved areas, pergola and BBQ areas, outside dining space. Attached to the property and accessed from both the house and outside is a workshop with light and power. The rear garden is enclosed and tapers to a point, offering a private landscaped area finished with ornamental gravel, seating area, mature specimen shrubs.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.