

Crawford Avenue  
Stapleford, Nottingham NG9 8GJ

**£235,000 Freehold**

A THREE BEDROOM END TERRACED  
HOUSE.





A surprisingly spacious three bedroom end terraced house, ideal for families and first time buyers.

This double fronted property is offered for sale in a ready to move into condition and has the benefit of a single storey rear extension to provide for an additional reception room, currently used as a dining room but could make a great family room. The property enjoys a generous living room and an open plan dining kitchen with modern units and breakfast bar (great for socialising).

Other features include a useful utility room and the principal bedroom has a walk-in wardrobe/dressing room. There is gas fired central heating served from a combination boiler and double glazed windows throughout.

Set back from the road, a forecourt provides off-street parking for two to three vehicles, including space for a caravan. The house enjoys a good size rear garden where the current owners have landscaped to provide ease of maintenance and offers a great place for entertaining with outside lighting and BBQ area. There are garden sheds, greenhouse and a large workshop with light and power.

Conveniently situated within walking distance of Albany Junior School, bus service and the nearby convenience store only a short walk away. The town centre of Stapleford is merely half a mile away, where there is a generous variety of shops and facilities. For those looking to commute, there are good road networks linking Nottingham and Derby, as well as Junction 25 of the M1 motorway.

We believe this property will make a fantastic first home with space for a growing family. An internal viewing is recommended.



## ENTRANCE HALL

Composite double glazed front entrance door, double glazed window, radiator, stairs to the first floor and glazed doors to living room and dining kitchen.

## LIVING ROOM

19'7" x 10'7" (5.98 x 3.24)

Contemporary pebble-style electric fireplace with surround, feature cinema light and panelling to ceiling, two radiators, double glazed window to the front, connecting door to dining kitchen and glazed double doors leading to the dining/family room.

## DINING KITCHEN

19'5" reducing to 8'2" x 12'2" reducing to 6'0" (5.93 reducing to 2.51 x 3.71 reducing to 1.84)

Range of modern fitted wall, base and drawer units with contrasting rolled edge work surfacing with staining steel sink unit with single drainer. Space for range-style cooker, hob, extractor hood over. Cupboard housing Baxi combination boiler (for central heating and hot water). Breakfast bar, two radiators and understairs store closet. Double glazed window to the front, opening to dining/family room and door to utility room. Low level LED lighting.

## UTILITY ROOM

8'5" x 4'9" (2.58 x 1.46)

Work surfacing with space under for washing machine and tumble dryer. Two wall units, double glazed window, double glazed door leading to the rear garden and connecting door to dining/family room.

## DINING/FAMILY ROOM

15'11" x 8'6" (4.87 x 2.60)

A versatile space currently used as a dining room but could make an ideal family room/play room, etc. Two radiators, double glazed windows, double glazed French doors opening to the rear garden.

## FIRST FLOOR LANDING

Accessed from a central staircase with feature low level lighting. Loft hatch.

## BEDROOM ONE

14'1" x 9'2" (4.3 x 2.8)

Radiator, double glazed window to the front and door to walk-in wardrobe.

## WALK-IN WARDROBE

5'1" x 6'4" (1.55 x 1.95)

Radiator and double glazed window to the rear.

## BEDROOM TWO

9'2" x 10'9" (2.8 x 3.28)

Walk-in overstairs store cupboard, radiator and double glazed window to the front.

## BEDROOM THREE

10'0" x 7'10" (3.05 x 2.40)

Built-in linen cupboard, radiator and double glazed window to the rear.

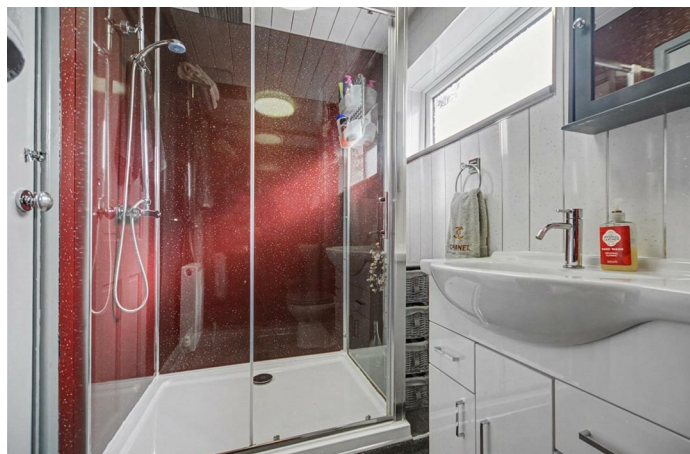
## SHOWER ROOM

8'6" x 4'9" (2.60 x 1.45)

Three piece suite comprising wash hand basin with vanity unit, low flush WC and walk-in shower cubicle with twin rose thermostatically controlled shower system. Radiator and two double glazed windows.

## OUTSIDE

To the front is a forecourt and hard standing with space for caravan and up to two additional car parking spaces. There is a pedestrian gate at the side of the house leading to a covered walkway with light and power. A pathway leads to the rear garden where there is an outside tap. The rear garden is of a generous size and landscaped with ease of maintenance in mind with a patio area, ornamental gravel sections and a pathway running through the garden. There are a number of ornamental features including outside lighting, BBQ and electric power points. At the foot of the garden, there is a further secluded seating area with pergola. There are various outbuildings within the garden, including a workshop which measures 7.14 x 2.76m overall, with light and power, fixed benches and further storage area. There is a small summerhouse/potting shed with attached side storage shed and a greenhouse.

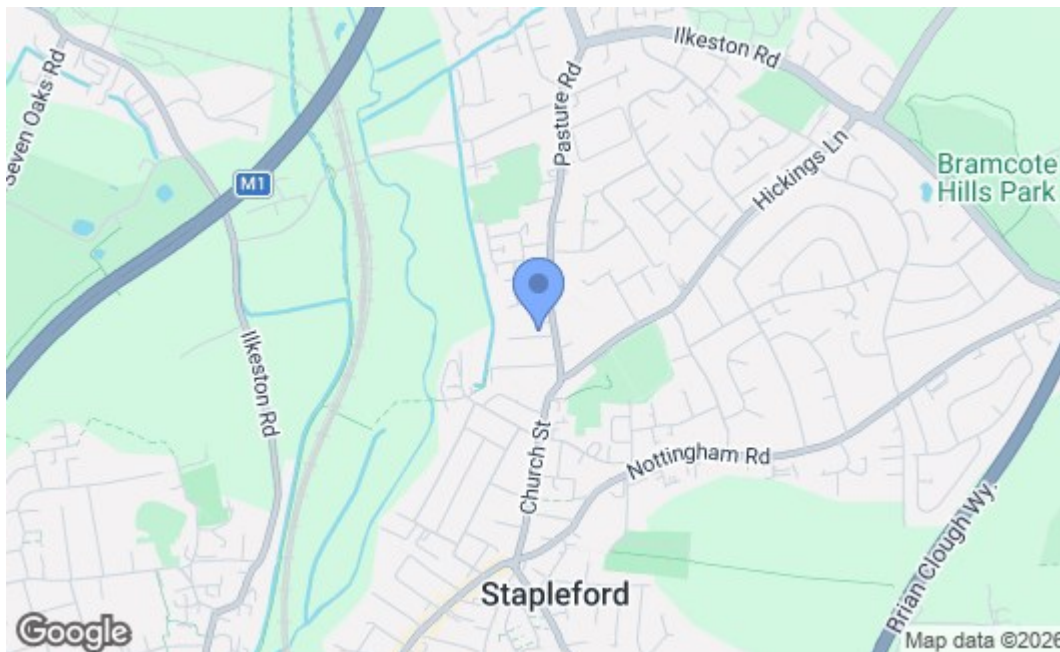
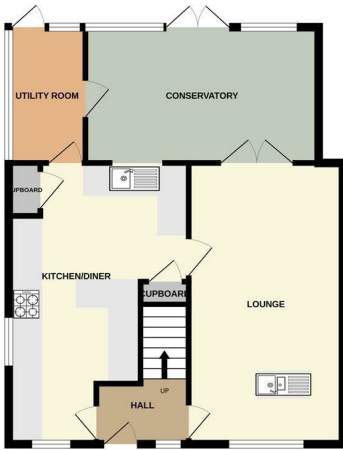




GROUND FLOOR



1ST FLOOR



### 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		

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### 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		

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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.