

Arthur Avenue  
Stapleford, Nottingham NG9 8BA

**£275,000 Freehold**

A TRADITIONAL EXTENDED THREE  
BEDROOM DETACHED FAMILY HOUSE  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH NO UPWARD CHAIN FOR THE FIRST TIME IN APPROXIMATELY 20 YEARS THIS TRADITIONAL AND EXTENDED THREE BEDROOM DETACHED FAMILY HOUSE LOCATED WITHIN THE QUIET RESIDENTIAL CUL DE SAC LOCATION.

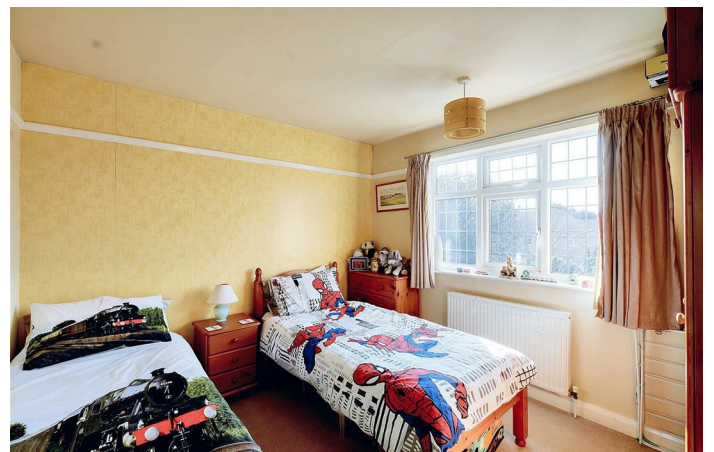
With accommodation over two floors, the ground floor comprises entrance hall, through lounge/diner and kitchen. The first floor landing then provides access to three bedrooms, bathroom and separate WC.

The property also benefits from gas fired central heating from a combination boiler located in the roof space, general enclosed garden to the rear, off-street parking, garage and useful storage shed.

The property is located within walking distance of nearby well sought after schooling, as well as secondary schooling located just a short drive away. There is also easy access to good transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

For those looking for outdoor space, Bramcote Hills Park, Hickings Lane and Ilkeston Road recreational grounds are also situated just a short distance away.

Properties within this (and the neighbouring) cul de sac rarely come to the market and we believe this property would make an ideal first time buy or young family home. We highly recommend an internal viewing.



## ENTRANCE HALL

18'8" x 7'5" (5.70 x 2.27)

uPVC panel and double glazed front entrance door, turning staircase rising to the first floor with useful understairs storage space, radiator, laminate flooring, display shelving. Doors to cloaks storage cupboard, kitchen and through lounge/diner.

## CLOAKS STORAGE CUPBOARD

Double glazed window to the front, shelving and hanging rail, potential for ground floor WC.

## KITCHEN

13'10" x 7'4" (4.23 x 2.26)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink unit with draining board and central swan-neck mixer tap. Decorative tiled splashbacks, plumbing and space for washing machine and dishwasher, space for full height fridge/freezer and wine chiller, further space for cooker, glass fronted crockery cupboards, tiled floor, double glazed windows to both sides and the rear, radiator and uPVC panel and double glazed exit door to the driveway.

## THROUGH LOUNGE/DINER

21'0" x 11'2" (6.41 x 3.41)

Dining area to the front with double glazed windows to the front and side, radiator, picture rail, laminate flooring and opening through the living area. Additional double glazed window to the rear, second radiator, media points, continuation of the picture rail and laminate flooring, Adam-style fire surround incorporating marble insert and hearth housing a coal effect gas fire.

## FIRST FLOOR LANDING

Double glazed window to the side. Doors to all bedrooms, bathroom and WC.

## BEDROOM ONE

11'0" x 10'11" (3.36 x 3.33)

Georgian-style double glazed window to the front, radiator, full height mirror fronted sliding door fitted wardrobes.

## BEDROOM TWO

10'11" x 10'0" (3.34 x 3.05)

Double glazed window to the rear overlooking the rear garden, radiator, picture rail.

## BEDROOM THREE

14'5" x 7'5" (4.40 x 2.27)

Georgian-style double glazed window to the front, laminate flooring, radiator, useful fitted overstairs storage cupboard and loft access point with wooden pulldown ladders to a fully floored, insulated and lit loft space which also houses the gas fired combination boiler (for central heating and hot water purposes). The loft also has the benefit of power and a Velux roof window.

## BATHROOM

7'3" x 6'7" (2.21 x 2.02)

Two piece suite comprising spa bath with glass shower screen and dual attachment shower over, wash hand basin with mixer tap and double storage drawers beneath, tiling to the walls, double glazed windows to the side and rear, two ladder towel radiators, shaver point, wall mounted bathroom cabinet.

## SEPARATE WC

Housing a low flush WC with double glazed window to the side.

## OUTSIDE

To the front of the property there is a shaped block paved driveway providing off-street parking for two cars with double gates opening out to the right hand side of the property down towards the rear garden, outside water tap, access to the back entrance door, side access leading down and through to the rear garden.

## TO THE REAR

The rear garden is enclosed by timber fencing, split into various sections. To the left hand part of the garden there is a generous lawn section with shaped and edge flower borders housing a variety of mature bushes, shrubs, trees and plants. Within the garden there is a detached garage.

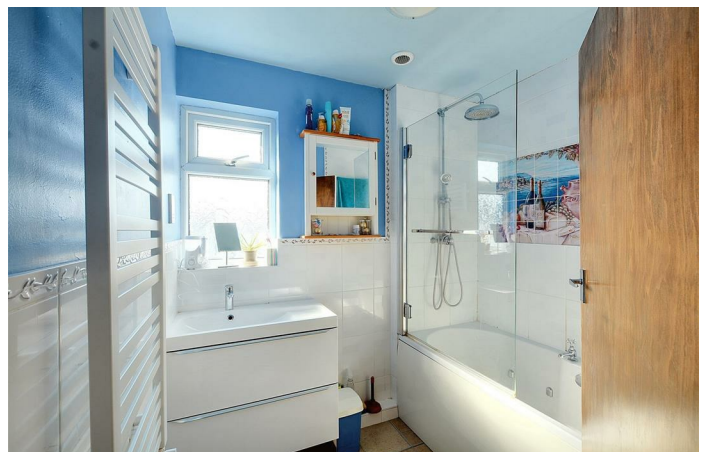
## DETACHED GARAGE

15'0" x 8'3" (4.59 x 2.53)

Up and over door to the front, security lighting to the front of the garage, power and lighting points. To the rear of the garage there is a generous garden shed which measures 3.09m x 2.38m with entrance door and double glazed window to the side.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight onto Nottingham Road. Head in the direction of Bramcote before taking an eventual left hand turn onto Wadsworth Road. Turn left into the cul de sac and the property can be found straight ahead, identified by our For Sale board.



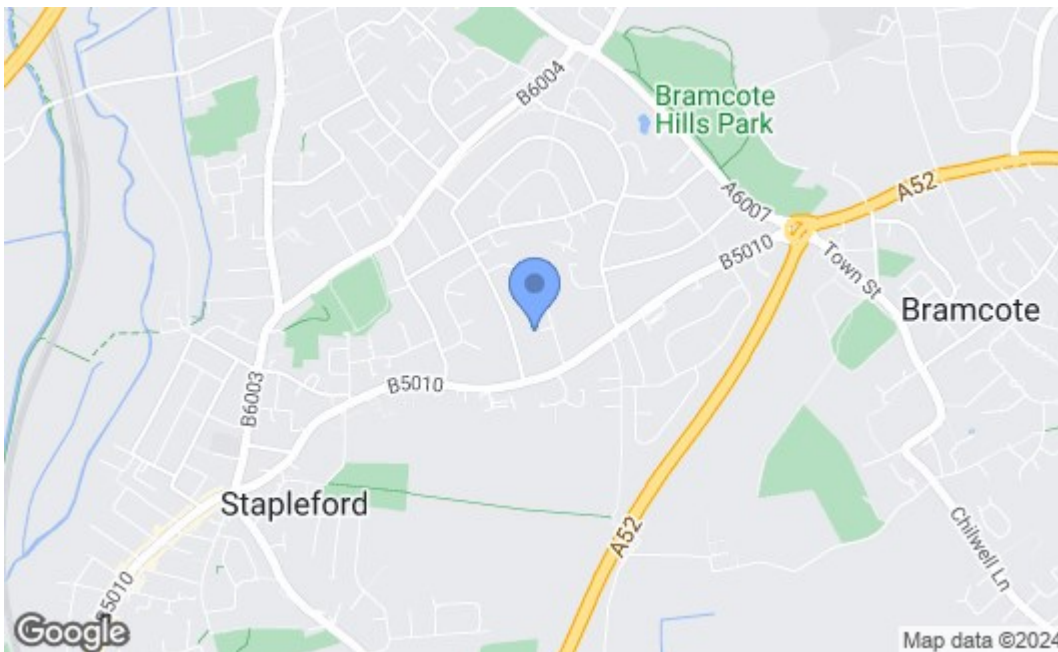
GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 873 sq.ft. (81.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix C024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		56	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.