



Willow Avenue
Stapleford, Nottingham NG9 7FZ

£400,000 Freehold

A BEAUTIFULLY PRESENTED FOUR
BEDROOM LINK DETACHED HOUSE
SITUATED IN THIS QUIET RESIDENTIAL CUL
DE SAC LOCATION.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS BEAUTIFULLY PRESENTED AND SPACIOUS FOUR BEDROOM, TWO BATHROOM LINK DETACHED HOUSE SITUATED IN THIS QUIET RESIDENTIAL CUL DE SAC LOCATION ON THE EDGE OF STAPLEFORD TOWN CENTRE.

With accommodation over two floors, the ground floor comprises entrance hall, living room, spacious dining area, kitchen, family room and shower room. The first floor landing then provides access to four bedrooms and a bathroom suite.

The property also benefits from gas fired central heating from combination boiler located in the roof space, double glazing, off-street parking and landscaped, enclosed private gardens to the rear.

The property is located favourably within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. There is also easy access to the shops and services in Stapleford town centre. For those needing to commute, there are great transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to open space such as Queen Elizabeth playing fields and Archer's field, as well as local walks including that along the Erewash Canal footpath.

The property is certainly in a ready to move into condition and would make an ideal long term family home. We highly recommend an internal viewing.



ENTRANCE HALL

13'3" x 5'9" (4.06 x 1.76)

Feature central composite entrance door with double glazed panels to either side of the door, radiator, staircase rising to the first floor with feature glass balustrade and understairs storage cupboard, laminate flooring, feature panel and glazed doors provide access to the living room and dining area.

LIVING ROOM

12'0" x 11'5" (3.67 x 3.50)

Double glazed window to the front (with fitted shutters), media points, laminated flooring (matching the dining area), inset pebble effect bioethanol fitted fire.

DINING AREA

17'7" x 10'5" (5.36 x 3.18)

Two sets of uPVC double glazed French doors with inset fitted 'Perfectfit' blinds, vertical radiator, laminate flooring, spotlights, ample space for dining table and chairs, feature panel and glazed door leading through to the hallway and opening through to the living room.

KITCHEN

19'5" x 6'7" (5.93 x 2.03)

The kitchen comprises a matching range of handleless fitted soft-closing base storage cupboards with butchers block style square edge work surfacing incorporating single sink and draining board with central swan-neck style pull-out spray hose mixer tap, fitted five ring gas hob with extractor over and oven beneath, decorative tiled splashbacks, double glazed window to the front (with fitted blinds), 2 x vertical radiators, tiled floor, integrated washing machine and dishwasher, space for an American style fridge/freezer, uPVC panel and glazed access door to the family room.

FAMILY ROOM

11'6" x 8'3" (3.53 x 2.52)

Double glazed French doors opening out to the landscaped garden space, full height double glazed window, vertical radiator, spotlights, decorative panelling, tiled floor, door to the ground floor shower room, uPVC panel and glazed door leading through to the kitchen.

SHOWER ROOM

7'11" x 3'1" (2.42 x 0.94)

Three piece suite comprising walk-in tiled shower cubicle with dual attachment mains shower, wash hand basin with mixer tap and decorative splashbacks, push flush WC, chrome ladder towel radiator, spotlights, extractor fan, tiled floor.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom, feature glass balustrade matching the entrance hall. Loft access point with pulldown loft ladders to a boarded, lit and insulated loft space which also houses the gas fired combination boiler (for central heating and hot water purposes).

BEDROOM ONE

12'6" x 10'4" (3.83 x 3.15)

Double glazed window to the front offering fantastic far reaching views over towards Sandiacre and beyond Springfield Mill, radiator, fitted shelving and drawers. Feature drop down bedside lighting points.

BEDROOM TWO

11'4" x 9'3" (3.47 x 2.84)

Double glazed window to the rear, radiator.

BEDROOM THREE

19'9" x 7'9" reducing to 6'11" (6.03 x 2.38 reducing to 2.11)

Dual aspect room with double glazed windows to both the front and rear, the rear with fitted roller blind, radiator.

BEDROOM FOUR

6'10" x 6'9" (2.10 x 2.06)

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

BATHROOM

6'10" x 6'9" (2.10 x 2.06)

Modern fitted three piece suite comprising tiled-in bath with glass shower screen and dual attachment mains shower, push flush WC, wash hand basin with mixer tap, feature tiled splashbacks and drawer beneath. Inset bathroom shelving, double glazed window to the rear, chrome ladder towel radiator, wall mounted LED bathroom mirror, extractor fan, spotlights.

OUTSIDE

To the front of the property there is a spacious block paved driveway providing off-street parking side-by-side for up to three vehicles, access to the front entrance door.

TO THE REAR

The rear garden has been enclosed and landscaped with decorative panelling to ensure privacy, a good sized patio seating area (ideal for entertaining) with raised sleepers, external lighting point and water tap.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre before taking an eventual left hand turn onto Halls Road (where Gustos Cafe can be found on the corner). Proceed past the entrance to William Lilley Infant and Nursery School, take a right hand turn onto Willow Avenue. The property can be found on the left hand side.

COUNCIL TAX

Broxtowe Borough Council Band C.

Material Information

Electricity – Mains supply

Water – Mains supply (metered)

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Very Low Risk

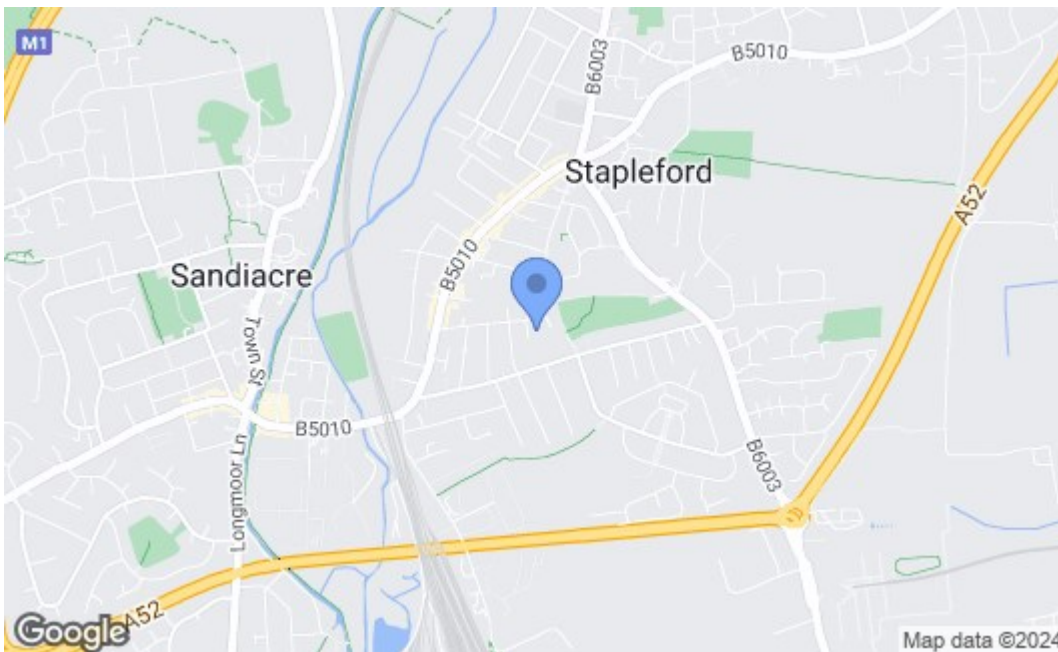
Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		78	
(69-80) C			
(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.