Robert Ellis

look no further. . .







West Avenue
Stapleford, Nottingham NG9 8DW

AN EXTENDED TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE.

£285,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED EXTENDED AND ADAPTED TRADITIONAL BAY FRONT FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With generous accommodation split over two floors, the ground floor comprises a welcoming entrance hallway, useful ground floor WC, bay fronted living room, second family room/study, generous "L" shaped kitchen leading through to a conservatory with an insulated roof and central heating. The first floor landing then provides access to three bedrooms and a recently installed modern three piece shower room.

The property also benefits from gas fired central heating from a combination boiler (fitted late 2025), double glazing, off-street parking, detached brick built garage and enclosed garden space to the rear.

The property is located in this popular and established residential area situated close to excellent nearby schooling for all ages, as well as good transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the i4 bus service and the Nottingham electric tram terminus situated at Bardills roundabout.

The property offers easy access to the nearby Aldi superstore, as well as open space such as Hickings Lane (incorporating the new football academy) and Bramcote Hills Park.

We believe the property will make an ideal first time buy or family home and highly recommend an internal viewing.





ENTRANCE HALL
18'6" x 5'10" (5.64 x 1.79)
Composite and double glazed front entrance door with full height double glazed panels to either side, additional double glazed window to the side, laminate flooring, radiator, staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage cupboards. Doors provide access into the living room, family room/study, kitchen and ground floor WC.

GROUND FLOOR WC
4'0" x 2'10" (1.22 x 0.88)
Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and storage cabinet beneath. Partial tiling to the walls, wall mounted ladder towel radiator, extractor fan.

LIVING ROOM
12'8" x 10'7" (3.88 x 3.25)
Double glazed bay window to the front (with fitted blinds), radiator, wooden flooring, media points, coving, spotlights.

FAMILY ROOM/STUDY
11'3" x 11'0" (3.45 x 3.37)
Coving, spotlights, central chimney breast, wooden flooring, radiator.

"L" SHAPED KITCHEN
16'0" x 14'9" (4.90 x 4.50)
The kitchen is equipped with a matching range of fitted base and wall storage cupboards and drawers, with butcher's block style roll top work surfaces incorporating five ring gas hob with extractor over, inset one and a half bowl sink unit with draining board and central swan-neck mixer tap with decorative tiled splashbacks, fitted oven and combination grill, integrated washing machine and dishwasher, space for American style fridge/freezer, radiator, glass fronted crockery cupboards, spotlights, plinth lighting, laminate flooring, double glazed windows sit to the side and rear. Opening through to the conservatory.

CONSERVATORY
16'0" x 10'9" (4.90 x 3.28)
Brick and double glazed construction with double glazed windows to both sides and rear, the rear also incorporates double glazed French doors leading out to the rear garden. Laminate flooring, central heating radiator, wall light points, insulated ceiling.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted blinds), decorative wood spindle balustrade, radiator, useful storage cupboard with shelving, doors to all bedrooms and shower room. Loft access point with pull-down ladder to a partially boarded, lit and insulated loft space with power point.

BEDROOM ONE
11'7" x 8'2" (3.54 x 2.51)
Double glazed window to the rear (with fitted blinds), radiator, full width fitted wardrobes to one wall incorporating shelving and hanging space.

BEDROOM TWO
10'4" x 9'6" (3.16 x 2.90)
Double glazed window to the front (with fitted blinds), radiator.

BEDROOM THREE
8'9" x 6'9" (2.67 x 2.07)
Double glazed window to the front (with fitted blinds), radiator.

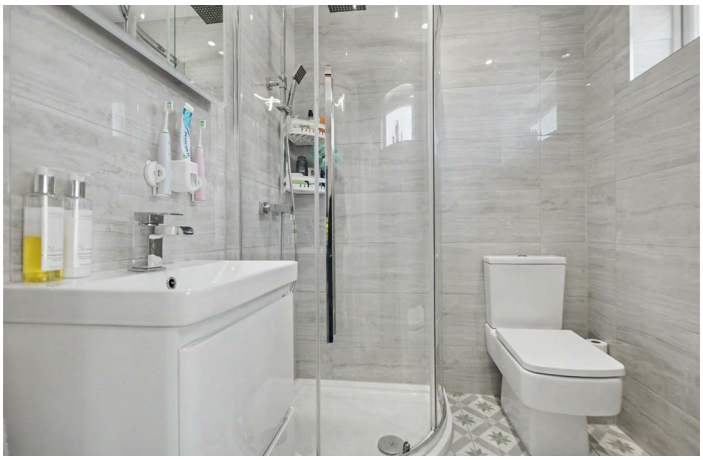
SHOWER ROOM
6'1" x 5'5" (1.86 x 1.67)
Re-fitted in 2023 - modern three piece suite comprising separate tiled-in corner shower cubicle with glass screen and sliding door with dual attached mains shower, push flush WC, wash hand basin with waterfall style mixer tap and storage drawers beneath. Tiling to the walls and floor, wall mounted LED lit bathroom mirror, double glazed window to the side, chrome ladder towel radiator, LED spotlights, Xpelair extractor fan.

OUTSIDE
To the front of the property, there is a lowered kerb entry point to a gated block paved driveway providing off-street parking, planted flowerbeds and borders housing a variety of bushes and shrubbery. Access down the right hand side of the property leads to the rear garden and detached brick built garage.

TO THE REAR
The rear garden is enclosed by timber fencing with concrete posts and gravel boards, predominantly laid to lawn with paved patio seating area and access to the brick built garage via personal access door to the side. External water tap and lighting point.

DETACHED BRICK BUILT GARAGE
Doors to the front and side.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane. Take a right hand turn onto West Avenue. The property can be found on the right hand side.



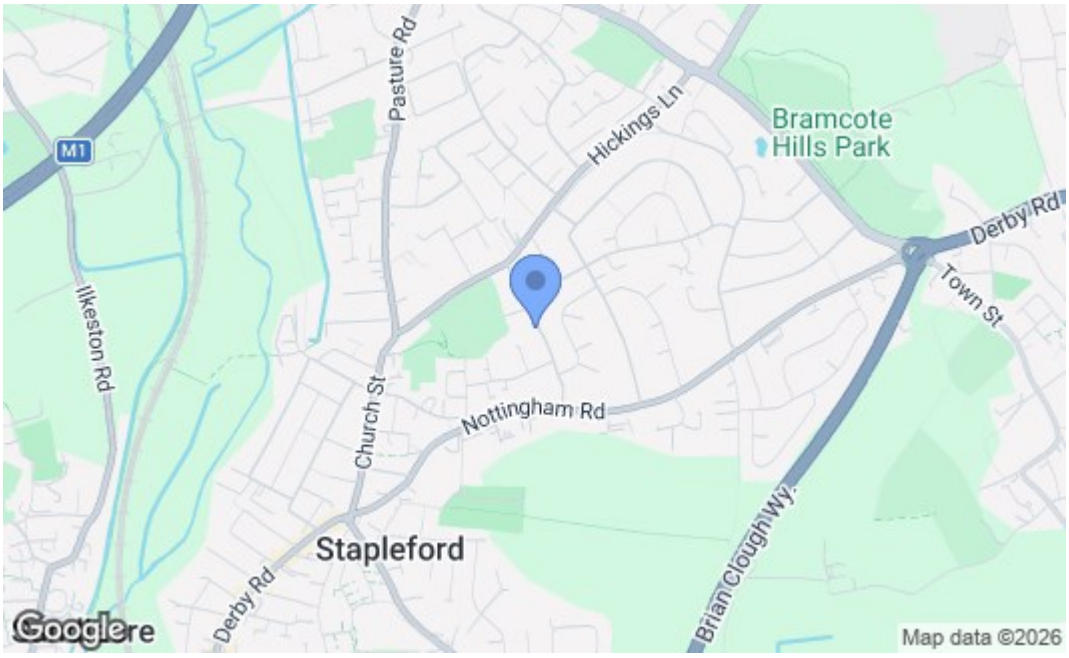


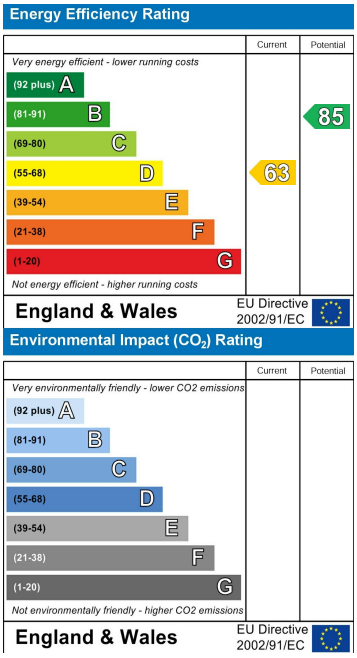












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.