



Sisley Avenue  
Stapleford, Nottingham NG9 7HT

**£269,995 Freehold**

AN EXTREMELY WELL PRESENTED THREE  
BEDROOM SEMI DETACHED HOUSE  
SITUATED IN THIS SOUGHT AFTER  
RESIDENTIAL CATCHMENT LOCATION.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED GEORGE WIMPEY HOMES CONSTRUCTED THREE BEDROOM SEMI DETACHED HOUSE POSITIONED IN THIS FAVOURED CATCHMENT AREA IN A QUIET NO-THROUGH ROAD LOCATION.

With accommodation over two floors, the ground floor comprises entrance hallway, living room and open plan full width kitchen diner. The first floor landing then provides access to three bedrooms and a bathroom suite.

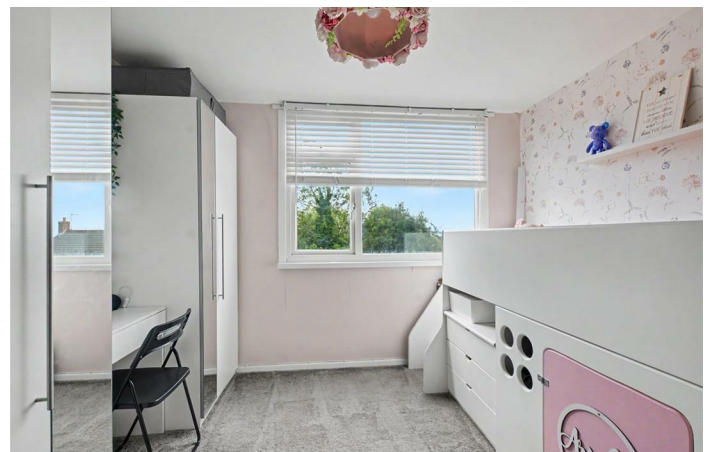
The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking and non-overlooked private enclosed garden space to the rear.

The property is located in this highly desirable and favoured catchment location within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer.

There is also easy access to good transport links to and from the surrounding area such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M11 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

Amenities in Stapleford town centre, as well as Morrisons Convenience Store/Petrol Station and open space such as Archer's Field and Queen Elizabeth Park which benefits from a bowling green, tennis courts, football pitch and children's play area are all nearby.

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



### ENTRANCE HALL

13'6" x 6'1" (4.13 x 1.87)

Feature composite and double glazed front entrance door with full height double glazed panels to either side of the door, radiator with display cabinet, staircase rising to the first floor with useful understairs storage space, dado rail. Doors to the living room and dining kitchen.

### LIVING ROOM

14'5" x 12'6" (4.41 x 3.83)

Double glazed window to the front, media points, radiator, coving, decorative panelling to one wall.

### DINING KITCHEN

19'0" x 10'9" (5.79m x 3.28m)

The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with square edge work surfacing incorporating four ring gas hob with extractor over and oven beneath, inset one and a half bowl sink unit with swan-neck mixer tap and draining board, integrated dishwasher and washing machine, space for full height fridge/freezer, boiler cupboard housing the gas fired combination boiler for central heating and hot water, spotlights, double glazed window to the rear, opening through to the dining area where there is ample space for dining table and chairs, decorative panelling to one wall, uPVC panel and double glazed French doors opening to the rear garden. Georgian-style French doors also provide access into the living room.

### FIRST FLOOR LANDING

Double glazed window to the side (with fitted blinds), dado rail, decorative wood spindle balustrade, doors to all bedrooms and bathroom. Loft access point to a partially boarded, lit and insulated loft space.

### BEDROOM ONE

11'9" x 11'9" (3.60 x 3.60)

Double glazed window to the front, radiator, decorative panelling to one wall.

### BEDROOM TWO

11'8" x 10'9" (3.58 x 3.28)

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

### BEDROOM THREE

8'3" x 6'10" (2.54 x 2.09)

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

### BATHROOM

8'1" x 7'8" (2.48 x 2.36)

Modern white three piece suite comprising "P" shaped bath with curved glass shower screen, mixer tap and dual attachment mains shower over, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Double glazed window to the rear, wall mounted ladder towel radiator, tiling to the walls, spotlights.

### OUTSIDE

To the front of the property, there is a lowered kerb entry point leading to a tarmac driveway which provides off-street parking and continues down the side of the property into the rear garden. The front garden is also lawned with dwarf brick boundary wall and planted flower borders housing a variety of bushes and shrubs.

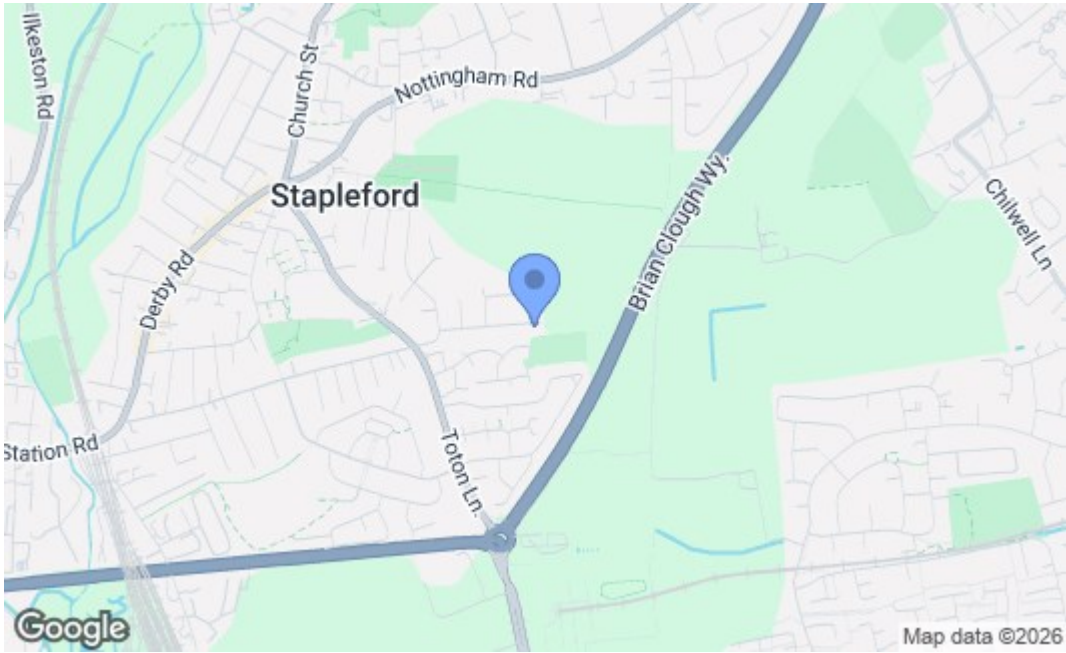
### TO THE REAR

The rear garden is extremely private being enclosed by timber fencing to the boundary lines with a good size full width paved patio area (ideal for entertaining) leading onto a generous garden lawn (ideal for families) with paved pathway providing access towards the foot of the plot where there is a timber storage shed with power and lighting. Within the garden, there is also an external water tap and lighting point and pedestrian access leads back to the front of the property.

### DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Take a left hand turn onto Blake Road and follow the bend in the road. Take a right hand turn onto Sisley Avenue. The property can be found towards the end of Sisley Avenue, just prior to the bend on the right.





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (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 (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.