



Warren Avenue
Stapleford, Nottingham NG9 8EY

A MODERN BUILD THREE BEDROOM
DETACHED HOUSE.

£200,000 Freehold



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Robert Ellis are delighted to bring to the market this extremely well presented relatively modern build three bedroom detached house situated a stone's throw away from the shops and services within Stapleford town centre. The property has the benefit of vacant possession with NO UPWARD CHAIN.

With accommodation over two floors comprising entrance hall, front kitchen and rear lounge dining room to the ground floor. The first floor landing then provides access to three bedrooms and a modern three piece bathroom suite.

Other benefits to the property include gas fired central heating, double glazing, off-street parking to the front for three vehicles and generous outside garden space to the rear.

As previously mentioned, the property sits favourably within walking distance of the shops and services within Stapleford town centre. There is also easy access to a good array of nearby schooling for all ages, as well as good road and transport networks such as the i4 Nottingham to Derby bus connection, A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

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



ENTRANCE HALL

9'7" x 5'9" (2.94 x 1.77)

uPVC panel and double glazed front entrance door, laminate flooring, radiator, stairs rising to the first floor, opening access through to the kitchen and door to living room.

KITCHEN

9'6" x 7'6" (2.92 x 2.31)

The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating circular bowl sink and draining board with central mixer tap fitted, counter-level flooring, gas hob with oven beneath, plumbing for washing machine and dishwasher space for full height fridge/freezer, wall mounted Worcester gas fired combination boiler (for central heating and hot water purposes), double glazed window to the front with fitted blinds, tiled splashbacks and tiled floor.

LIVING ROOM

16'3" x 13'7" (4.97 x 4.15)

Matching to the hallway laminate flooring, double glazed French doors opening out to the rear garden with inset blinds, additional double glazed window to the rear with fitted blinds, decorative coving, wall mounted pebble-effect electric fire, media points, radiator, useful understairs storage cupboard and space for dining table and chairs.

FIRST FLOOR LANDING

Double glazed window to the side with fitted blinds, doors to all bedrooms and bathroom, access to the loft space via wooden pull down ladders to a boarded and insulated loft space with a drop down lighting cable.

BEDROOM ONE

11'8" x 8'9" (3.57 x 2.69)

Double glazed window to the rear with fitted window shutters, radiator and full width to one wall sliding door mirror fronted fitted wardrobe with shelving and hanging space.

BEDROOM TWO

10'1" x 7'7" (3.08 x 2.33)

Double glazed window to the front with fitted roller blind and radiator.

BEDROOM THREE

6'9" x 6'7" (2.06 x 2.01)

Double glazed window to the front with fitted roller blind, radiator, laminate flooring and useful fitted double over the stairs storage cupboard.

BATHROOM

7'6" x 6'5" (2.30 x 1.98)

Modern white three piece suite comprising "P" shaped bath with glass shower screen, central mixer tap and mains fed shower over, wash hand basin with mixer tap and storage cupboards beneath and push flush WC. Decorative splash boards to the walls, chrome heated ladder towel radiator and extractor fan.

OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking side-by-side for up to 3 vehicles, access to the front entrance door.

REAR GARDEN

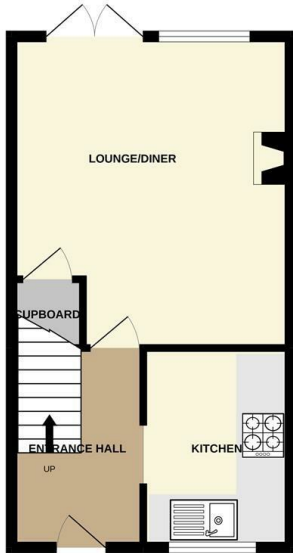
Enclosed by timber fencing with concrete posts and gravel boards, the garden is lawned with planted borders housing a variety of mature bushes and shrubbery. Within the garden there is also a useful garden shed, external lighting points and water tap.

DIRECTIONAL NOTE

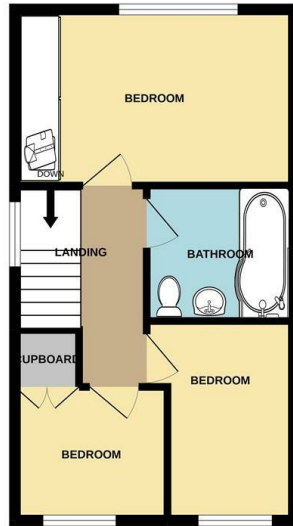
From our Stapleford Branch on Derby Road, turn immediately right onto Warren Avenue following the bend in the road onto Frederick Road. Take an immediate left back onto Warren Avenue and the property can then be found a little way along on the left hand side. Ref. 7957NH



GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 740 sq.ft. (68.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		73	
(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	

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