

# Robert Ellis

*look no further...*



Lancaster Avenue  
Stapleford, Nottingham NG9 7HH

**£274,950 Freehold**

A TWO STOREY 3 BEDROOM CHALET  
STYLE DETACHED HOME.

0115 949 0044



/robertellisestateagent



@robertellisea





ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS EXTREMELY WELL PRESENTED AND WELL POSITIONED 3 BEDROOM DETACHED CHALET STYLE FAMILY HOME SITUATED IN THIS SOUGHT-AFTER AND POPULAR CUL DE SAC LOCATION.

The accommodation comprises side entrance hall with staircase rising to the first floor, full width front lounge/diner, breakfast kitchen, dining room/ground floor bedroom, and bathroom. The first floor landing then provides access to two double bedrooms and a separate WC facility at the top of the stairs.

The property also benefits from gas fired central heating from a combination boiler, double glazing, front and rear gardens, ample off-street parking, including a dug-out front driveway space.

The property sits favourably in this established and popular residential cul de sac within easy reach of the shops and services in Stapleford town centre. There is also good access to nearby schooling for all ages, such as William Lilley, Fairfield and George Spencer. For those needing to commute, there are excellent road networks nearby, including the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property would suit a variety of different buying types and would highly recommend an internal viewing.





### ENTRANCE HALL

11'10" x 5'10" (3.63 x 1.80)

uPVC panel and double glazed side entrance door with full height double glazed window to the side of the door, staircase rising to the first floor with decorative balustrade, useful understairs storage cupboard housing the gas and electricity meters. Radiator, alarm control panel, laminate flooring. Doors to lounge, breakfast kitchen, bathroom and bedroom three/family room.

### FULL WIDTH LOUNGE/DINER

20'4" x 12'11" (6.21 x 3.94)

Double glazed picture window to the front, two large radiators, laminate flooring, wall hung flame and heat remote controlled electric fire, media points.

### BREAKFAST KITCHEN

12'5" x 8'11" (3.81 x 2.73)

Matching range of solid unit base and wall storage cupboard with granite effect roll top work surfaces incorporating Neff four ring gas hob with matching extractor fan over, in-built eye level oven and grill, plumbing for washing machine, space for tumble dryer (potentially available by separate negotiation), breakfast bar with matching granite effect worktops, space for fridge/freezer (included within sale), decorative tile splashbacks, corner double bowl sink unit with draining board and spray-hose mixer tap, double glazed window to the front (with fitted roller blind), tiled flooring, uPVC panel and double glazed exit door to the garden.

### GROUND FLOOR BEDROOM/FAMILY ROOM

12'7" x 10'11" (3.86 x 3.35)

Full height uPVC double glazed French doors opening out to the rear garden, radiator, coving, sofa bed (potentially available by separate negotiation).

### GROUND FLOOR BATHROOM

8'6" x 5'8" (2.61 x 1.75)

Modern white three piece suite comprising bath with mixer tap and mains shower over with glass shower screen, push flush WC, wash hand basin with mixer tap. Fully tiled walls and floor, chrome heated ladder towel radiator, spotlights, wall mounted bathroom cabinet, double glazed window to the side (with fitted Roman blind).

### FIRST FLOOR LANDING

Velux roof window to the side (with fitted blind), useful eaves storage cupboard, spotlights. Doors to both bedrooms and WC.

### BEDROOM ONE

12'10" x 9'7" (3.92 x 2.93)

Double glazed window (with fitted blinds) to the front making the most of the far reaching views towards "Cardboard Hill" and Cloudside Farm in Sandiacre. Radiator, full width mirror fronted sliding door fitted wardrobes.

### BEDROOM TWO

12'7" x 11'7" (3.86 x 3.54)

Double glazed window to the rear overlooking the landscaped rear garden, radiator, sliding door wardrobes and eaves storage cupboard which also houses the gas fired combination boiler.

### FIRST FLOOR WC

7'3" x 4'0" (2.23 x 1.24)

Modern white two piece suite comprising hidden cistern push flush WC, freestanding oval bowl sink unit with central mixer tap and decorative tile splashbacks. Spotlights, display shelving with lighting, wall mounted mirror in-built shelving space and loft hatch.

### OUTSIDE

To the front of the property there is a dug-out driveway space providing off-street parking screened with decorative plant and slate beds housing a variety of specimen bushes and shrubbery, palm tree. There is a right hand side driveway which provides further off-street parking leading to double pedestrian gates which open out into the rear garden.

### TO THE REAR

The rear garden is enclosed and landscaped offering a high degree of privacy being designed for ease of maintenance with an extensive slab patio area (ideal for entertaining), decorative gravel stone chippings. There are raised and planted flowerbeds incorporating a seating area and housing a variety of mature bushes and shrubbery. There is an external lighting point, water tap and pedestrian double gates leading back to the front of the property. Within the garden, another useful feature is a pitched roof canopy summerhouse with a covered seating area which could be used for a variety of different purposes.

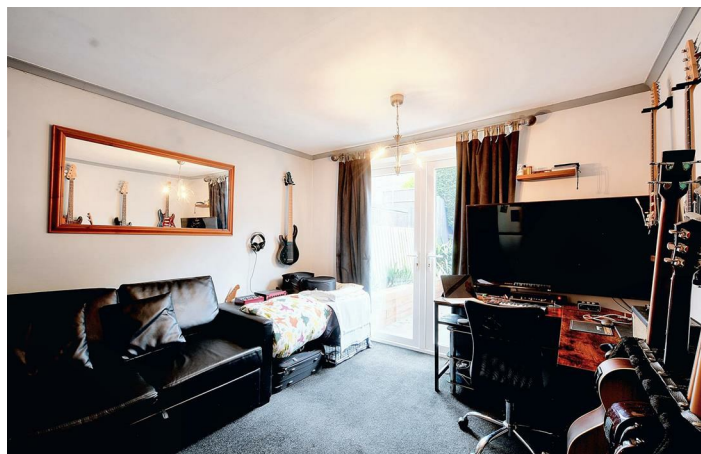
### AGENTS NOTE

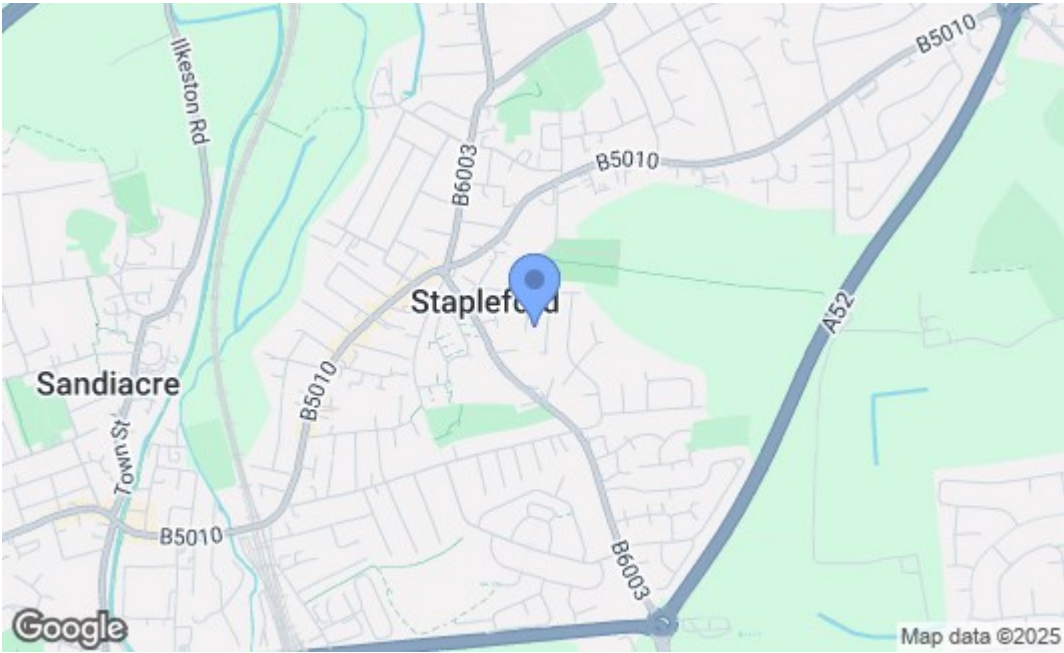
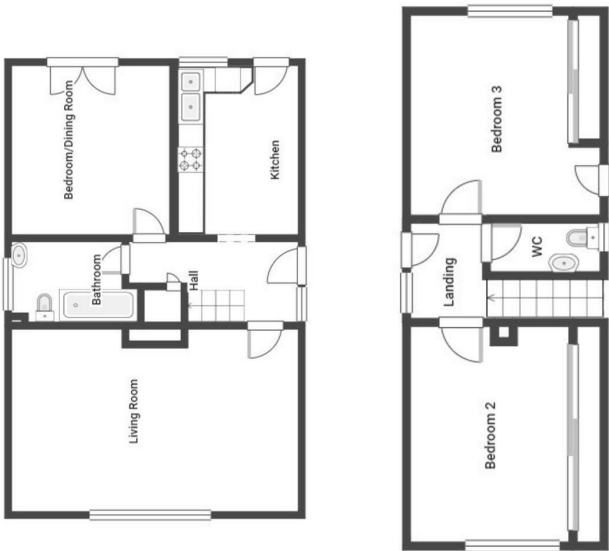
Previous planning permission was passed for a single storey side extension which would create an enlarged kitchen space to the ground floor. Planning Ref. 09/05700/DEX for viewing any such documents at Broxtowe Borough Council. This planning permission has now lapsed, however, further plans could potentially be re-invigorated by the onward purchaser.

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue up the hill, passing the entrance to Fairfield School, before taking an eventual left hand turn onto Blake Road. Follow the bend in the road to the left and continue over the hump in the road before descending left onto Windsor Street. Take the second left into the cul de sac of Lancaster Avenue, where the property can be found on the left hand side, identified by our For Sale board.

Ref: 8987NH





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		
	61	74
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.