



Central Avenue
Stapleford, Nottingham NG9 8DZ

Guide Price £359,950 Freehold

A SUBSTANTIAL AND EXTENDED FOUR
BEDROOM, TWO BATHROOM, THREE
TOILET DETACHED FAMILY HOUSE



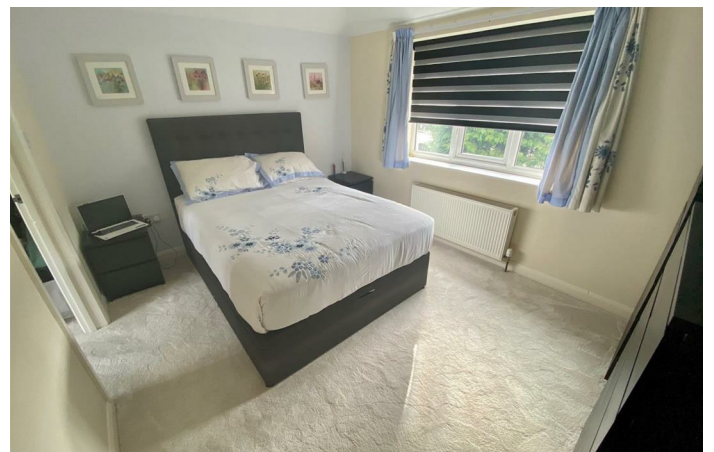
ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET A FANTASTIC OPPORTUNITY TO PURCHASE AN EXTENDED AND WELL PRESENTED, FOUR BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE, SITTING ON A GENEROUS PLOT, IDEAL FOR A GROWING FAMILY,

The accommodation, over two floors, comprises entrance hall, through lounge/dining room, ground floor w.c., fantastic open plan family dining kitchen space to the ground floor. The first floor landing then provides access to four bedrooms, the master with dressing room and en suite shower room and additional family bathroom.

Externally, there is off-street parking to the front with access to the integral garage via electrically operated up and door with ample space to park a vehicle and a generous rear garden with good size decked patio entertaining space leading onto a lawn.

Other benefits to the property include gas fired central heating from a combination boiler, double glazing and an app based, four camera CCTV system, whilst being located within easy access of excellent nearby shopping facilities, schooling for all ages and transport links including A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus, situated at Bardill's roundabout.

In summary, if you are looking for a family home suitable for that of a growing family, in ready to move into condition, complemented by ample parking, garaging and gardens, then we highly recommend you book an internal viewing.



ENTRANCE HALL

14'4" x 5'8" (4.37 x 1.73)

Composite and double glazed front entrance door set behind open archway porch with double glazed panel windows to either side, stairs to first floor, radiator, useful under-stairs storage cupboard, wooden flooring and door to:

OPEN PLAN THROUGH LOUNGE/DINING ROOM

A dual aspect room with double glazed bay windows to both the front and rear, with fitted blinds, two radiators to either side, t.v. and telephone point, coving, decorative ceiling roses and t.v. point.

OPEN LOBBY

With matching wooden floor to the hallway, opening through to the kitchen/family room and door to:

CLOAKS/W.C.

4'11" x 3'10" (1.52 x 1.17)

Two piece suite comprising push-flush w.c. and corner wash hand basin with tiled splashbacks and mixer tap. Radiator, spotlight, extractor fan and matching wooden floor.

OPEN PLAN FAMILY DINING KITCHEN

19'9" x 13'7" (6.02 x 4.16)

The kitchen comprises a range of matching fitted base and wall storage cupboards with roll edge work surfacing and inset 1½ bowl sink and drainer with central mixer tap and tiled splashbacks. Electric fitted eye level double oven, five ring gas burner, integrated dishwasher and fridge, matching breakfast bar incorporated within the roll top work surfaces, double glazed windows to the side and rear with fitted blinds, Velux style roof lights, spotlights, two radiators, wooden flooring, ample space for dining table and chairs, feature exposed brickwork breakfast bar, double glazed French doors opening out to the rear patio and personal access door to the garage.

FIRST FLOOR LANDING

Sun tube providing natural light, spotlights, coving and loft hatch to partially boarded, lit and insulated loft space.

BEDROOM 1

12'5" x 9'10" (3.81 x 3)

Double glazed window to the front with fitted blind, radiator, spotlights, t.v. point and opening to:

DRESSING ROOM

6'0" x 5'1" (1.83 x 1.57)

Double glazed window to the rear, radiator and spotlights.

EN SUITE

6'9" x 6'0" (2.08 x 1.83)

Three piece suite comprising walk-in tiled corner shower cubicle with hidden piped mains shower, twin wash hand basins with mixer taps, storage cupboards beneath, tiled splashbacks and hidden cistern push-flush w.c. Tiled floor, extractor fan and spotlights.

BEDROOM 2

13'5" x 9'10" (4.11 x 3.02)

Double glazed bay window to the front with fitted blinds, range of fitted

bedroom furniture, including wardrobes, drawers and storage cupboards, radiator and telephone point.

BEDROOM 3

10'2" x 10'2" (3.12 x 3.1)

Double glazed window to the rear with fitted blind and radiator.

BEDROOM 4

8'2" x 6'3" (2.49 x 1.93)

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

FAMILY BATHROOM

6'0" x 5'10" (1.85 x 1.78)

Three piece suite comprising panel bath with folding shower screen, Mira Sport electric shower and mixer tap, wash hand basin and push-flush w.c. Partially tiled walls to dado height, radiator, extractor fan and double glazed window to the rear.

OUTSIDE

To the front of the property there is a partially enclosed garden with mature bushes and shrubbery, shaped lawn separating the pressed concrete driveway providing off-street parking and access to the garage via an electrically operated door. To the side of the property is a wrought iron pedestrian gate with coloured gravel under foot leading to an enclosed rear garden which is generous in size, including a York Stone style paved patio area beyond the French doors from the dining area, in turn onto an additional decked entertaining space with access then onto two split shaped lawn sections and meandering gravel pathway with stepping stones providing access to the rear timber summer house. Within the garden there is also a selection of mature bushes, trees and shrubbery, external water tap and lighting point.

INTEGRAL GARAGE

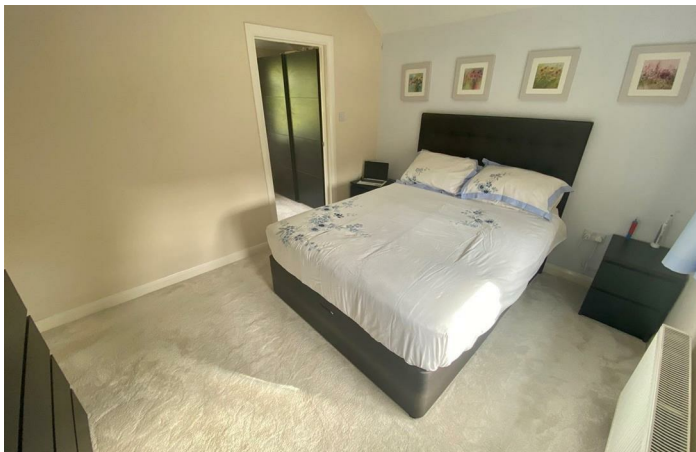
20'11" x 12'7" (6.4 x 3.86)

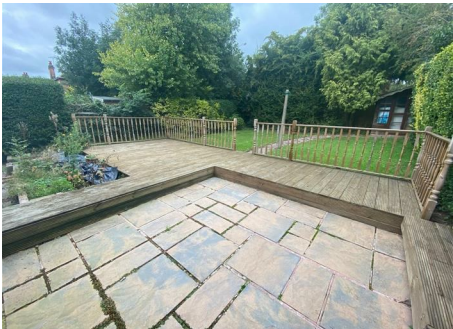
Electrically operated up and over door, power and lighting, wall mounted gas fired central heating combination boiler, plumbing for washing machine and space for tumble dryer, matching base and wall fitted storage cupboards with roll top work surface space incorporating an additional 1½ bowl sink and drainer with mixer tap, hot and cold water and tiled splashbacks. There is also additional wall mounted storage space and UPVC panel and double glazed side door. There is also then a personal access door back to the dining space.

DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn left onto Church Street. Continue along taking a right hand turn at the bend in the road onto Hickings Lane and proceed past the entrance to the park. Turn right onto West Avenue and take the first left onto Central Avenue. The property can then be found on the left hand side.

Ref. 5992nh





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	47	49
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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.