Robert Ellis

*look no further. . .*

Sisley Avenue
Stapleford, Nottingham NG9 7HW

AN EXTENDED AND EXTREMELY WELL PRESENTED FOUR DOUBLE BEDROOM SEMI DETACHED HOUSE

**Guide Price £275,000 Freehold**

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET AN EXTREMELY WELL PRESENTED AND EXTENDED FOUR DOUBLE BEDROOM SEMI DETACHED HOUSE, SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors comprising entrance porch leading through to a spacious living room, dining room beyond and fitted kitchen to the ground floor. The first floor landing provides access to four double bedrooms and a bathroom.

Externally, the property boasts block paved driveway to the front providing off-street parking comfortably for three cars side by side with access to the integral garage via recently replaced garage door.

Other benefits to the property include gas fired central heating from a recently 2018 refitted combination boiler, still under warranty, UPVC double glazing with some replacement windows over more recent times and a generous garden, ideal for families.

Recent years have seen the replacement of the rear patio door, together with the fascia boards and exterior and interior composite porch and inner porch doors (still under warranty.)

The property itself sits favourably within close proximity of excellent nearby schooling such as ages such as William Lilley, Fairfield and George Spencer Academy Trust. There is also easy access to the shops and services within Stapleford town centre and a variety of nearby transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardills roundabout. There is also easy access to good nearby walks and open spaces, local play parks on Judson Avenue and Queen Elizabeth Park.

We believe the property would make an ideal long-term family home and highly recommend an internal viewing.

## ENTRANCE PORCH
6'0" x 3'11" (1.84 x 1.2)
Recently refitted composite and UPVC double glazed front entrance door with full height double glazed windows to either side of the door, slate flooring, LED spotlights and further composite double glazed entrance door to lounge.

## LOUNGE
16'6" x 14'8" (5.05 x 4.48)
Double glazed bow window to the front with fitted blinds, coving, feature Adam style fire fire surround incorporating marble insert and hearth housing coal effect fire, media and router points, radiator, understairs storage cupboard housing the gas and electricity meters, wall light points and archway to dining room.

## DINING ROOM
10'9" x 8'10" (3.28 x 2.71)
Recently refitted UPVC double glazed French doors opening out to the rear garden, radiator, coving, laminate flooring and door to kitchen.

## KITCHEN
11'5" x 10'7" (3.5 x 3.25)
Comprising a range of matching fitted base and wall storage cupboards with roll top work surfaces incorporating 1½ bowl sink unit with central mixer tap, draining board and tiled splashbacks. Including within the sale is the 'Range' cooker with five gas burners, extractor canopy, double oven beneath and grill. Integrated dishwasher, plumbing for washing machine, space for full height fridge/freezer, glass fronted crockery cupboards, two double glazed windows to the rear, UPVC panel and double glazed exit door to garden, laminate flooring, radiator and spotlighting.

## FIRST FLOOR LANDING
Doors to all bedrooms and bathroom, loft access point with pull-down ladders to a partially boarded, lit and insulated and loft space.

## BEDROOM 1
12'11" x 9'10" (3.96 x 3)
Double glazed window to the front with fitted roller blind and radiator.

## BEDROOM 2
10'9" x 9'10" (3.29 x 3)
Double glazed window overlooking the rear garden, radiator and laminate flooring.

## BEDROOM 3
14'1" x 9'10" (4.3 x 3)
Double glazed window overlooking the rear garden, radiator and laminate flooring.

## BEDROOM 4
15'1" x 7'1" (4.62 x 2.18)
Two double glazed windows to the front, both with fitted roller blinds, two radiators, laminate flooring and useful fitted overstairs mirror fronted storage cabinet.

## BATHROOM
7'3" x 6'5" (2.23 x 1.97)
White three piece suite comprising curved 'P' shaped bath with glass shower screen and mains fed shower over, wash hand basin with mixer tap and push-flush w.c. Partial wall tiling, useful inset bathroom shelving, double glazed window to the rear and heated chrome ladder towel radiator.

## OUTSIDE
To the front of the property is a block paved driveway spanning the full width of the plot, offering off-street parking for three cars side by side. There is access to the front entrance porch with a newly fitted composite front entrance door and access to the garage also via a newly fitted door. The rear garden spans a depth of approximately 75ft to 80ft, initially consisting of a good size paved patio area, ideal for entertaining, which in turn leads onto a generous lawn section, ideal for families, being enclosed by timber fencing with concrete post and gravel boards to the boundaries. There are planted flower borders to either side of the lawn, a rear raised and planted rockery section, useful timber storage shed and external lighting point.

## GARAGE
Recently refitted double opening garage door with power, lighting and water facilities. The garage also houses the 2018 fitted gas fired central heating combination boiler.

## DIRECTIONAL NOTE
From our Stapleford office on Derby Road proceed to the Roach traffic lights and turn right onto Toton Lane. At the brow of the hill, passing the entrance to Fairfield School turn left onto Blake Road. Follow the road around to the left, turning first right onto Sisley Avenue. Continue along the road where the property can be found on the left hand side.

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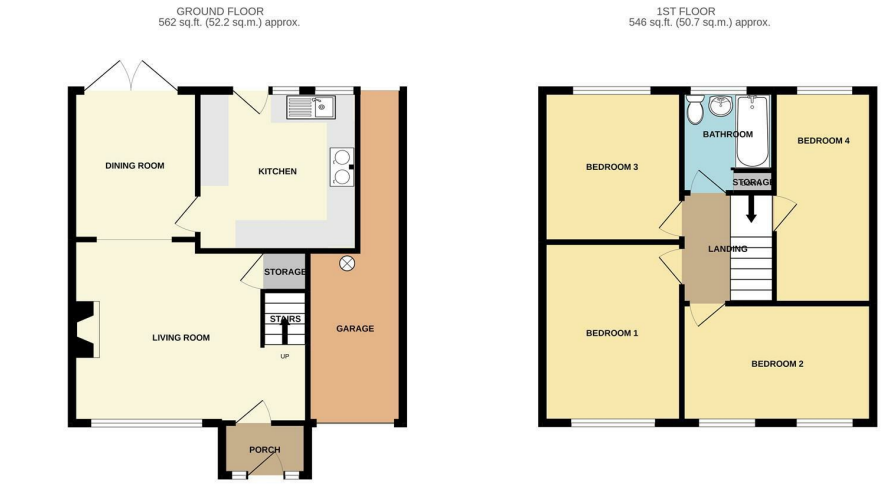

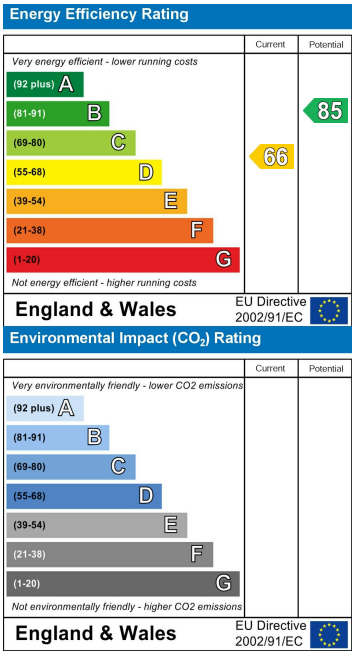


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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