Robert Ellis

look no further. . .

Cyril Avenue
Stapleford, Nottingham NG9 8FQ

A TRADITIONAL BAY FRONTED FOUR BEDROOM SEMI DETACHED HOUSE WITH DETACHED DOUBLE SIZE GARAGE.

£275,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TRADITIONAL BAY FRONTED FOUR BEDROOM (PLUS ATTIC SPACE) SEMI DETACHED FAMILY HOUSE WITH THE BENEFIT OF A DETACHED DOUBLE GARAGE.

With accommodation over four floors, comprising an entrance porch to entrance hall, bay fronted living room, dining room, inner hallway with steps down to the cellar, kitchen, dining/breakfast area, ground floor shower room, WC, and utility room on the ground floor. The first floor landing then provides access to bedroom one with dressing area, bedrooms two, three and four, and family bathroom. A spiral staircase then leads from the first floor landing to the attic space.

The property also benefits from gas fired central heating, double glazing, enclosed side garden area and detached double garage with electrically operated garage door.

The property is situated extremely central to the shops and services within Stapleford. There is also easy access to excellent nearby schooling for all ages, various transport links such as the A52 for Nottingham/Derby and Junction 25 of the M1 motorway, as well as the Nottingham electric tram terminus situated at Bardills roundabout, and the i4 bus service.

Due to the size of accommodation on offer, we believe the property would make an ideal family home and highly recommend an internal viewing.

ENTRANCE PORCH
uPVC panel and double glazed front entrance door set within a decorative archway, tiling to dado height, further panel and glazed door to the hallway.

ENTRANCE HALL
12'7" x 3'5" (3.86 x 1.05)
Staircase rising to the first floor, radiator, telephone point, decorative coving, alarm control panel. Door to lounge.

DINING ROOM
15'3" x 12'10" (4.67 x 3.93)
Double glazed windows to the side and rear, media points, feature Adam-style fire surround with decorative tiled hearth housing a stove burning fire. Door to the hallway and through to the kitchen.

LIVING ROOM
12'6" x 12'6" (3.82 x 3.82)
uPVC double glazed bay window to the front (with fitted blind), meter storage cupboard box, radiator, deep coving, large decorative ceiling rose, feature full width media wall with two double storage cupboards and shelving. Georgian-style double doors leading through to the dining room with matching windows to either side of the door.

INNER HALLWAY
11'1" x 3'6" (3.39 x 1.09)
uPVC panel and double glazed side entrance door, laminate floor, coving. Door with stepped access leading down to the cellar.

CELLAR
Lighting and useful storage space.

KITCHEN
10'11" x 10'10" (3.34 x 3.31)
Equipped with a matching range of fitted base and wall storage cupboards with square edge and curved work surfaces incorporating one and a half bowl sink unit with draining board and pull-out spray hose mixer tap, in-built four ring induction hob with extractor fan over, in-built eye level oven and microwave, integrated dishwasher, glass fronted crockery cupboards, corner curved units, double glazed window to the side, spotlights, laminate flooring, under-counter lighting.

DINING/BREAKFAST BAR AREA
6'6" x 4'11" (1.99 x 1.50)
Double glazed window to the side, radiator, breakfast bar space, areas for up to four barstools, integrated fridge and freezer. Spotlights, laminate flooring, archway to kitchen.

GROUND FLOOR SHOWER ROOM
8'0" x 3'10" (2.46 x 1.18)
Two piece suite comprising tiled shower cubicle with glass shower screen and door, with electric shower, wash hand basin with mixer tap, tiling to the walls and floor. Ladder towel radiator, useful storage cupboard. Doors to utility room and WC.

GROUND FLOOR WC
Housing the low flush WC, double glazed window to the side, fully tiled walls and floor, coving.

UTILITY ROOM
9'6" x 8'11" (2.92 x 2.72)
uPVC panel and double glazed exit door to outside, double glazed window to the side, wall and base mounted storage cupboards, marble-effect roll top work surfaces with inset single sink and draining board with central pull-out spray hose mixer tap, tiled splashbacks, plumbing for washing machine, space for tumble dryer, useful storage area. Door back to the ground floor shower room.

FIRST FLOOR LANDING
Doors to all bedrooms, two plug-in electric radiators, traditional central heating radiator, spiral staircase leading to the attic space.

BEDROOM ONE
13'1" x 11'6" (4.00 x 3.52)
Double glazed window to the front (with fitted blinds), radiator, decorative picture rail, TV point. Door to dressing area.

DRESSING AREA
9'11" x 3'1" (3.04 x 0.94)
Double glazed window to the front (with fitted blind).

BEDROOM TWO
15'7" x 9'10" (4.77 x 3.00)
Double glazed window to the side and rear (the rear with fitted blinds), radiator, coving.

BEDROOM THREE
10'11" x 8'3" (3.34 x 2.54)
Double glazed window to the side (with fitted blinds), loft hatch, radiator, range of fitted bedroom furniture including double wardrobe, double storage cupboard, drawer and shelving.

BEDROOM FOUR
7'11" x 7'8" (2.43 x 2.36)
Double glazed window to the side (with fitted blinds), radiator, built in bed with storage cupboards beneath. Fitted matching wall mounted storage cupboards.

BATHROOM
7'6" x 6'6" (2.30 x 2.00)
Three piece suite comprising bath with folding glass shower screen and mains shower attachment, low flush WC, wash hand basin with tiled splashbacks. Partial wall tiling, decorative butterfly boards, double glazed window to the side (with fitted blinds), boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), shelving, radiator, wall mounted bathroom cabinet.

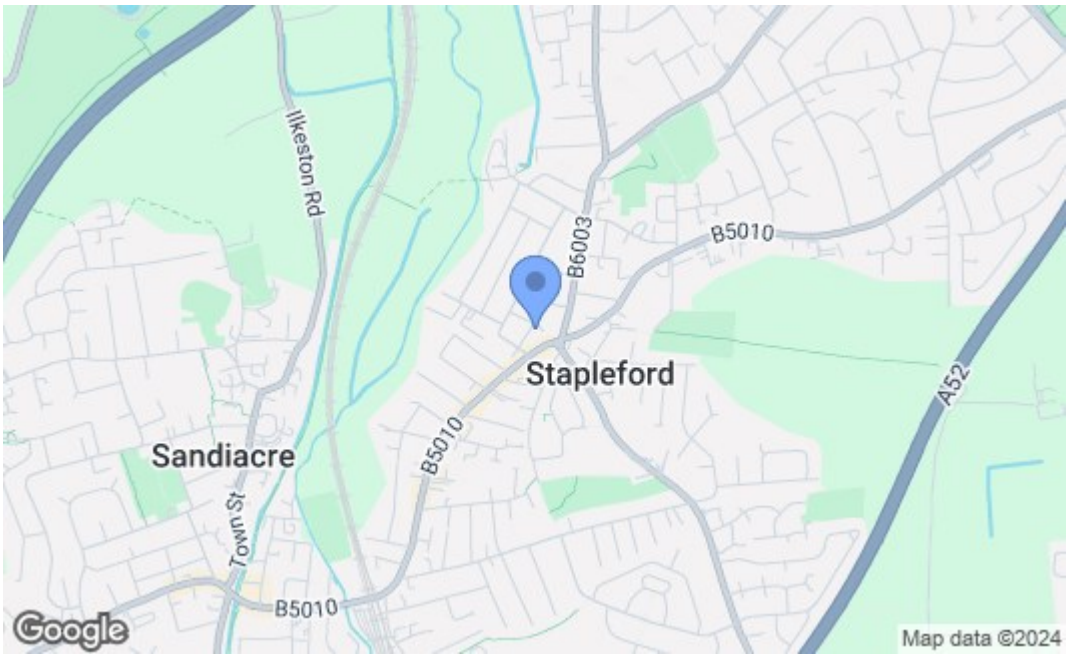
ATTIC SPACE
17'2" x 14'7" (5.25 x 4.45)
Velux roof window to the front, three useful eaves storage cupboards, spiral staircase leading back down to the first floor landing.

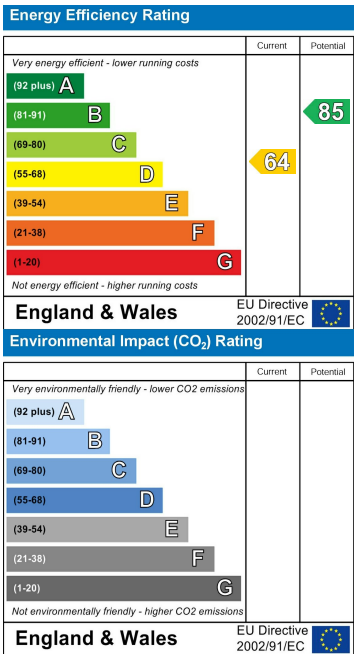
OUTSIDE
To the front of the property there is an entrance gate and decorative brick boundary wall, matching archway with pedestrian-style gate and railings, pathway to front entrance door, side access gate leading to the garden area. The garden is enclosed by brick wall and fencing to the boundary lines, with a generous lawn section with planted borders and rockery housing a variety of mature bushes and shrubbery. Pathway which leads to the side entrance door. To the foot of the plot there is a decked entertaining space leading onto a timber summerhouse/shed with power and lighting points connected from the house itself. A smaller timber storage shed and patio area. Decorative gravel stone borders and seating area. Personal access door to the garage, external water tap and lighting points. Gated pedestrian access leading back to the front.

DETACHED DOUBLE GARAGE
27'10" x 16'3" (8.50 x 4.97)
Electric up and over door to the front, personal access door to the side, power and lighting points.

DIRECTIONS
Leaving our office on Derby Road, turn immediately right onto Warren Avenue. Take an immediate right onto Cyril Avenue and the property can be found straight ahead.

Ref: 8914NH





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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