Robert Ellis

look no further. . .

Sisley Avenue
Stapleford, Nottingham NG9 7HT

AN EXTREMELY WELL PRESENTED AND RENOVATED THREE BEDROOM SEMI DETACHED HOUSE

£235,000 Freehold

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ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET AN EXTREMELY WELL PRESENTED GEORGE WIMPEY HOMES CONSTRUCTED, THREE BEDROOM SEMI DETACHED HOUSE, SITUATED WITHIN THIS SOUGHT AFTER AND ESTABLISHED RESIDENTIAL LOCATION, WITHIN CLOSE PROXIMITY OF EXCELLENT SCHOOLING, TRANSPORT LINKS AND OPEN COMMUNITY SPACES.

With accommodation over two floors comprising spacious entrance hall, living room and open plan dining kitchen to the ground floor. The first floor landing provides access to three bedrooms and a bathroom.

Externally, there is off-street parking to the front, with gated access leading to a landscaped rear garden of good proportions, being enclosed and offering a decked entertaining area and detached garage with power and light.

Other benefits to the property include gas fired central heating, rewiring, UPVC double glazing, refitted kitchen/diner with ample spotlights and feature wall, as well as being tastefully redecorated throughout.

The property itself sits favourably within close proximity of excellent nearby schooling for all 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 access to open spaces, such as Judson play park which can be accessed from a pedestrian footpath at the end of Sisley Avenue, as well as Queen Elizabeth Park and the facilities on site such as bowling green, tennis courts, football area and children's play park.

We believe this well regarded location will appear to both first time buyers or young families and due to the presentation and overall condition of the property, we highly encourage an internal viewing.

ENTRANCE HALL
12'9" x 6'0" (3.9 x 1.85)
Composite and double glazed front entrance door with full height double glazed windows to either side of the door, radiator with feature oak display shelving above, useful understairs storage cupboard housing the gas and electricity meters, staircase rising to the first floor, spotlights, laminate flooring and doors to lounge and kitchen.

LIVING ROOM
12'9" x 10'2" (3.89 x 3.1)
Double glazed window to the front, laminate flooring to match the hallway, media points and spotlights.

DINING KITCHEN
16'6" x 11'4" (5.04 x 3.47)
The KITCHEN AREA comprises a range of matching fitted base and wall storage cupboards with square edge work surfaces incorporating counter-top gas hob with feature extractor fan over and two ovens, warming drawer and grill beneath, feature tiled splashbacks and tiled floor. Inset sink and drainer with and mixer tap, plumbing for washing machine, boiler cupboard housing the gas fired central heating boiler, double glazed window to the side, UPVC panel and double glazed exit door to rear garden, additional double glazed French doors opening out to the rear decking, ample space for dining table and chairs, feature vertical radiator, spotlights, media point.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Loft access point with pull-down ladders to a loosely boarded insulated loft space with light and power.

BEDROOM 1
13'0" x 9'10" (3.98 x 3.02)
Double glazed window to the front, radiator, spotlights, painted feature walls and laminate flooring.

BEDROOM 2
10'8" x 9'11" (3.27 x 3.03)
Double glazed window overlooking the rear garden, radiator and spotlights.

BEDROOM 3
9'10" x 6'6" (3 x 2)
Double glazed window to the front and radiator.

BATHROOM
6'4" x 6'3" (1.94 x 1.93)
White three piece suite comprising panel bath, wash hand basin and low flush w.c., partial wall tiling, double glazed windows to the rear and radiator.

OUTSIDE
To the front of the property there is a driveway providing vehicle hard standing and matching pathway leading to the front entrance door. The front garden has a shaped lawn section and is screened by hedgerows. Gated pedestrian access then opens out into the rear garden which incorporates a feature decked entertaining space, pathway providing access to a good size 'L' shaped lawn, enclosed by timber fencing with concrete post and gravel boards and curved edge fence panels, lighting points and water tap. Access can also be gained to the garage via an up and over door,

DETACHED GARAGE
Pitched room, up and over door to the front, power and light.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill passing the entrance to Fairfield School and take the next left onto Blake Road. After the bend in the road, turn right onto Sisley Avenue and the property can be found towards the end of the road on the right hand side, identified by our For Sale Board.

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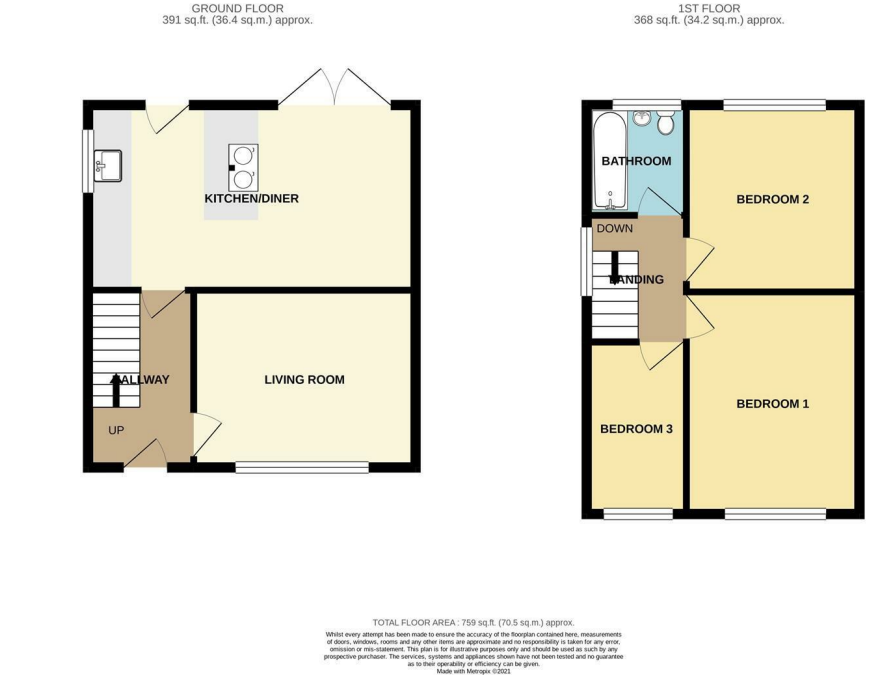

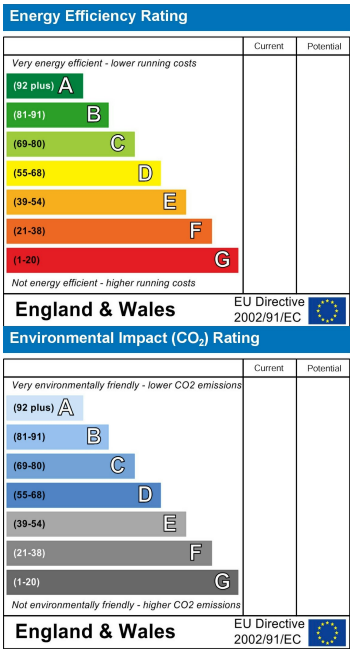

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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