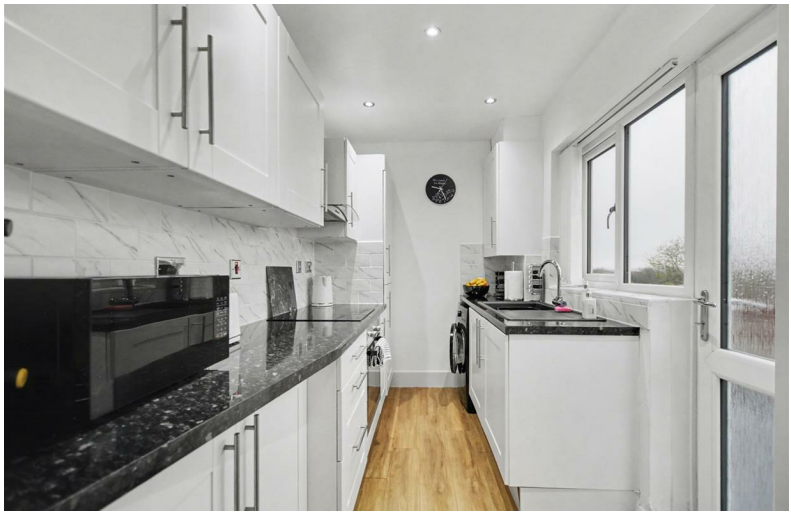
Robert Ellis

look no further. . .



Sisley Avenue
, Stapleford NG9 7HU

£240,000 Freehold

AN EXTREMELY WELL PRESENTED & READY TO MOVE INTO TWO BEDROOM EXTENDED SEMI DETACHED BUNGALOW OFFERED FOR SALE WITH NO UPWARD CHAIN.

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED EXTENDED TWO BEDROOM SEMI DETACHED BUNGALOW OFFERED FOR SALE WITH NO UPWARD CHAIN. POSITIONED IN A SOUGHT AFTER RESIDENTIAL LOCATION BACKING ONTO OPEN FIELDS TO THE REAR.

With single level accommodation comprising entrance hall, kitchen, spacious living room, inner hallway, modern shower room, two bedrooms and conservatory extension to the rear.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, as well as a detached garage with electrically operated garage door, power and lighting.

The property is situated in this popular and sought after residential location and is in a ready to move into condition.

Gardens to both the front and rear are easy to maintain with high quality artificial turf, as well as an extensive patio area making the most of the views to the rear.

The property is situated within close proximity of the nearby town centre amenities, schooling (if required) and transport links 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 will make an ideal downsize or retirement property and we highly recommend an internal viewing.

ENTRANCE HALL
6'0" x 4'0" (1.83 x 1.23)
Composite and double glazed front entrance door with full height double glazed windows to either side of the door, laminate flooring, doors to kitchen and living room, floor to ceiling double storage cabinet which also houses the meters.

KITCHEN
10'9" x 6'2" (3.30 x 1.88)
Comprising a matching range of fitted base and wall storage cupboard and drawers, with granite effect square edge work surfacing incorporating single sink and drainer with central mixer tap and tiled splashbacks. Fitted four ring hob with a curved extractor canopy over and oven beneath, integrated fridge and freezer, plumbing for washing machine, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), spotlights, double glazed window to the side (with fitted blinds), uPVC panel and double glazed exit door to the driveway, matching flooring to the hallway and living room.

LIVING ROOM
17'7" x 12'0" (5.36 x 3.68)
Double glazed bow window to the front, radiator, media points, coving, laminate flooring.

INNER HALL
4'7" x 2'10" (1.41 x 0.88)
Doors to both bedrooms and shower room. Loft access point via pull-down loft ladders to a boarded, lit and insulated loft space.

SHOWER ROOM
6'2" x 5'8" (1.88 x 1.73)
Modern three piece suite comprising walk-in full width double size shower cubicle with glass screen and half folding door, dual attachment mains shower, wash hand basin with waterfall style mixer tap with storage cabinet beneath, hidden cistern push flush WC. Contrasting tiles to the floor and walls, double glazed window to the side (with fitted blinds), ladder towel radiator, spotlights, extractor fan, wall mounted LED lit bathroom mirror.

BEDROOM ONE
15'1" x 9'1" (4.62 x 2.78)
Double glazed window to the rear (with fitted blinds), radiator, laminate flooring, range of fitted bedroom furniture including floor to ceiling wardrobes and matching drawers.

BEDROOM TWO
10'2" x 9'2" (3.10 x 2.81)
uPVC panel and double glazed door leading through to the conservatory (with fitted blinds), radiator, laminate flooring.

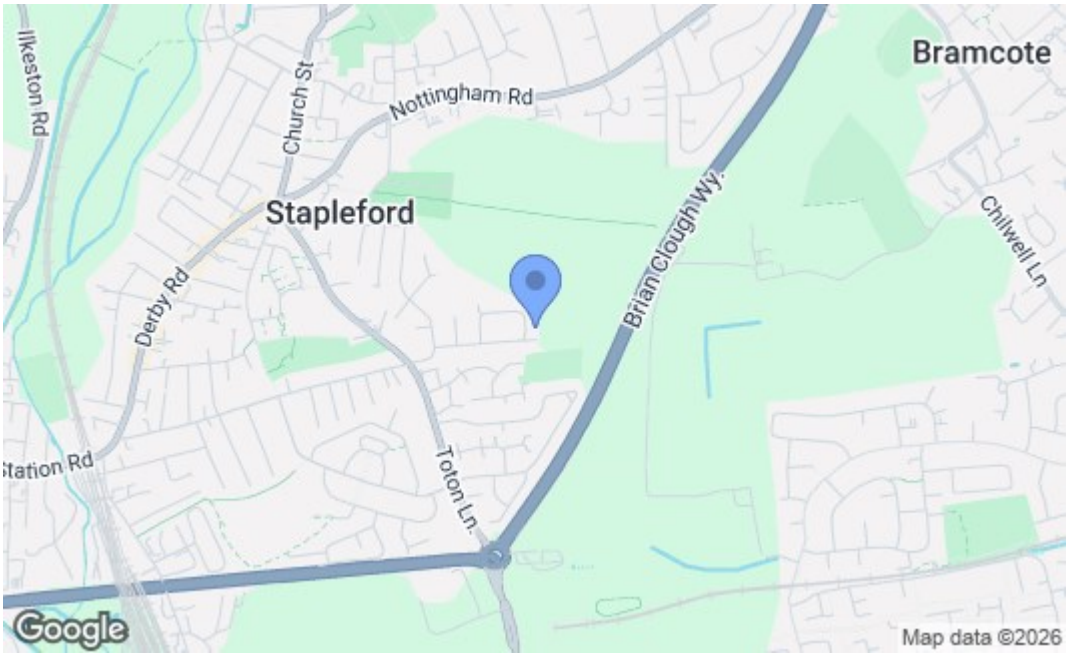
CONSERVATORY
14'6" x 9'5" (4.42 x 2.89)
Brick and double glazed construction with pitched and sloping ceiling (with fitted blinds to one side), double glazed French doors opening out to the rear garden, laminate flooring, power and lighting points.

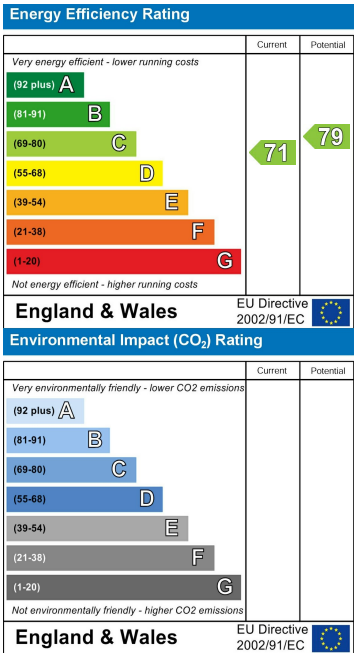
OUTSIDE
To the front of the property there is a lowered kerb entry point leading to a driveway which continues down the right hand side of the property providing ample off-street parking in turn leading to the detached garage and rear garden. The front and rear gardens have been designed and recently landscaped for straightforward maintenance with high quality artificial turf, decorative gravel stone chippings and an array of bushes and shrubbery.

TO THE REAR
The rear garden has views over the open fields beyond. The garden itself is landscaped for straightforward maintenance being predominantly paved with a central artificial lawn. There is an external cold water tap and three external security light points to the front, side and rear. The driveway from the side continues to the garage where there is also a personal access door into the side of the rear part of the garage.

DETACHED GARAGE
16'4" x 8'2" (5 x 2.5)
Electrically operated remote controlled garage door to the front, personal access door to the side, power and lighting.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Passing the entrance to Fairfield School, take a left turn onto Blake Road. Take the first right onto Sisley Avenue and continue past the turning for Gainsborough Close and follow the bend in the road to right. The property can be found on the right hand side, identified by our For Sale board.





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.