

Trevone Avenue  
Stapleford, Nottingham NG9 7HJ

A THREE BEDROOM DETACHED FAMILY HOUSE.

**Offers Over £285,000 Freehold**



Situated at the end of a cul de sac on a larger than average triangular shaped plot is this three bedroom detached family house.

Located in this highly regarded residential suburb, ideal for families and commuters alike. Schools for all ages are within walking distance, including Fairfield and George Spencer Academies\*. The town centre of Stapleford is also a short walk from the property which offers a good variety of local shops and amenities. There is also a regular bus service. A short drive away can be found the A52 linking Nottingham and Derby, as well as the park and ride for the Nottingham tram. Junction 25 of the M1 motorway is also a few minutes drive away.

The property benefits from gas fired central heating served from a combination boiler and double glazed window throughout. Other features include a double glazed conservatory and a useful cloakroom/WC.

Set back from the road with a deep frontage, the driveway provides off-street parking for at least two vehicles in tandem and leads to a single garage. The property enjoys private rear gardens which are over two levels.

Offered for sale with NO CHAIN, this property will make a great long term family home and viewing is highly recommended.



#### ENTRANCE HALL

15'5" x 7'0" (4.71 x 2.14)

Double glazed window and front entrance door, stairs to the first floor, radiator.

#### CLOAKS/WC

A two piece suite comprising wash hand basin and low flush WC. Double glazed window.

#### THROUGH LOUNGE/DINER

35'9" x 11'10" at widest point (10.9 x 3.61 at widest point)

Two radiators, double glazed bay window to the front, double glazed windows and French doors opening to the conservatory.

#### CONSERVATORY

9'7" x 8'7" (2.93 x 2.64)

uPVC double glazed construction with uPVC door opening to the rear garden.

#### KITCHEN

11'11" x 8'9" (3.64 x 2.67)

Range of wall, base and drawer units, with worktops and inset stainless steel sink unit with double drainer. Built-in gas hob, plumbing and space for washing machine and further appliance space. 'Worcester' gas combination boiler (for central heating and hot water). Breakfast bar, double glazed window and door to the rear.

#### FIRST FLOOR LANDING

Built-in linen cupboard, loft hatch, double glazed window.

#### BEDROOM ONE

13'8" into bay x 11'10" (4.18 into bay x 3.63)

Radiator, double glazed bay window to the front.

#### BEDROOM TWO

12'1" x 12'0" (3.70 x 3.66)

Fitted wardrobes, radiator, double glazed window to the rear enjoying views over the surrounding area.

#### BEDROOM THREE

8'1" x 6'11" (2.48 x 2.12)

Fitted cupboard, radiator, double glazed window to the front.

#### BATHROOM

8'4" x 6'11" (2.56 x 2.12)

Three piece suite comprising wash hand basin with vanity unit, corner bath and shower cubicle with electric shower. Radiator, tiling to walls, double glazed window.

#### SEPARATE WC

Housing a low flush WC. Double glazed window.

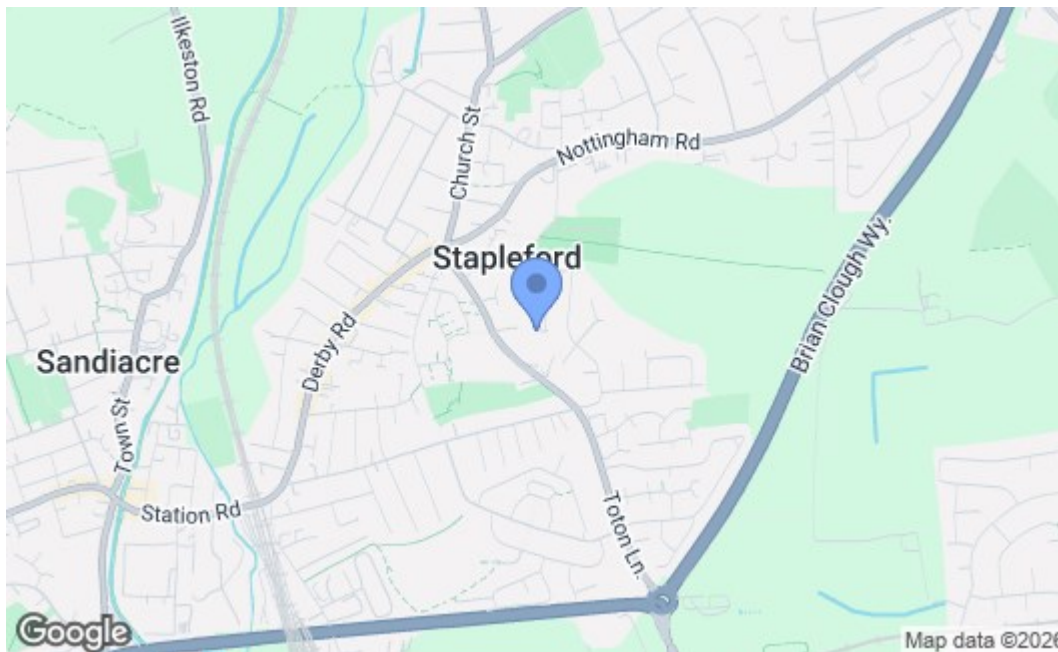
#### OUTSIDE

Situated in the corner of a cul de sac on a larger than average triangular shaped corner plot. The front garden is partially enclosed. A driveway provides off-street parking for two to three vehicles and leads to a detached garage. There is pedestrian access between the house and garage leading to the rear garden which offers a private space over two tiers with patio area, sections laid to gravel inset with shrubs and a further lower level paved seating area.

#### \* AGENTS NOTE

We recommend than any intending purchaser makes their own enquiries as to the current admission policies for the schools mentioned.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.