Robert Ellis

look no further. . .

Lancaster Avenue
Stapleford, Nottingham NG9 7HH

A TWO STOREY THREE BEDROOM
CHALET-STYLE DETACHED HOME.

Offers Over £250,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS EXTREMELY WELL PRESENTED AND WELL POSITIONED TWO/THREE BEDROOM DETACHED CHALET-STYLE FAMILY HOME SITUATED WITHIN THIS SOUGHT AFTER AND POPULAR CUL DE SAC LOCATION.

The accommodation comprises entrance hallway, full width lounge/diner to the front, breakfast kitchen, dining room/bedroom three and bathroom to the ground floor. The first floor landing provides access to two double bedrooms and a separate WC facility at the top of the stairs.

Other benefits include gas fired central heating from combi boiler, double glazing, front and rear gardens, and ample off-street parking including a dug out front driveway space.

The property sits favourably within this established and popular residential cul de sac within easy reach of the shops and services in Stapleford town centre. There is also good access to nearby schooling for all ages such as William Lilley, Fairfield and George Spencer Academy Trust. For those needing to commute, there are excellent road networks nearby including the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

We believe that the property would suit a variety of buyers and we highly recommend an internal viewing.

ENTRANCE HALL
11'10" x 5'10" (3.63 x 1.80)
uPVC panel and double glazed side entrance door with full height double glazed window to the side of the door, staircase rising to the first floor with useful understairs storage cupboard housing the gas and electricity meters, radiator, alarm control panel, laminate flooring and doors to lounge, breakfast kitchen, bathroom and bedroom three/dining room.

FULL WIDTH LOUNGE/DINER
20'4" x 12'11" (6.21 x 3.94)
Double glazed picture window to the front, two large radiators, matching to the hallway laminate flooring, wall hung flame and heat remote controlled electric fire and media points.

BREAKFAST KITCHEN
12'5" x 8'11" (3.81 x 2.73)
The kitchen comprises a matching range of solid unit base and wall storage cupboards with granite-effect roll top work surfaces incorporating Neff four ring gas hob with matching extractor fan over, in-built eye level oven and grille, plumbing for washing machine and space for tumble dryer, breakfast bar with matching granite-effect worktops, space for fridge/freezer, tiled splashbacks, corner double bowl sink unit with draining board and mixer tap, double glazed window to the rear with fitted roller blind, spotlights, tiled floor, uPVC panel and double glazed exit door to garden.

BEDROOM THREE/DINING ROOM
12'7" x 10'11" (3.86 x 3.35)
Full height uPVC double glazed French doors opening out to the rear garden, radiator and coving.

BATHROOM
8'6" x 5'8" (2.61 x 1.75)
Modern white three piece suite comprising bath with mixer tap and mains ran shower over with glass shower screen, push flush WC and wash hand basin with mixer tap. Fully tiled walls and floor, chrome heated ladder towel radiator, spotlights, wall mounted mirror fronted bathroom cabinet, double glazed window to the side with fitted Roman blind.

FIRST FLOOR LANDING
Velux roof window to the side with fitted blind and eaves storage cupboard. Spotlights and doors to both bedrooms and WC.

BEDROOM ONE
12'10" x 9'7" (3.92 x 2.93)
Double glazed window with fitted blinds to the front making the most of the far reaching views towards "Cardboard Hill" and Cloudside Farm in Sandiacre. Radiator and full width to one wall mirror fronted sliding door fitted wardrobes.

BEDROOM TWO
12'7" x 11'7" (3.86 x 3.54)
Double glazed window to the rear overlooking the landscaped rear garden, radiator, sliding door mirror fronted wardrobes and eaves storage cupboard which also houses the gas fired central heating combination boiler.

FIRST FLOOR WC
7'3" x 4'0" (2.23 x 1.24)
Modern white two piece suite comprising hidden cistern push flush WC and freestanding oval bowl sink unit with central mixer tap, decorative tiled splashbacks, spotlights, display shelving with lighting, wall mounted mirror, in-built shelving space and loft hatch.

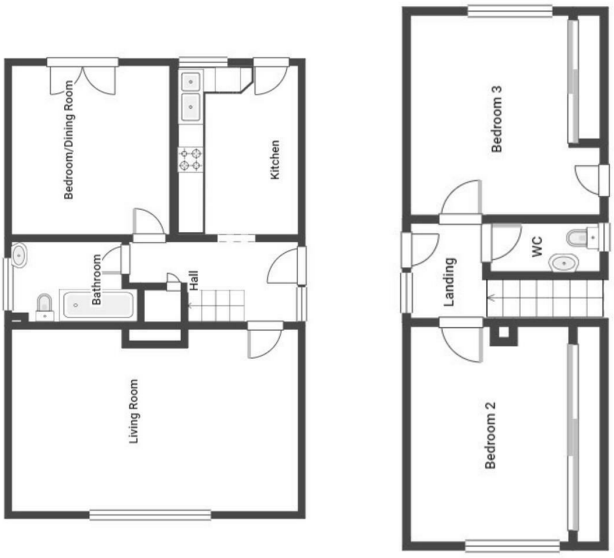
OUTSIDE
To the front of the property there is a dug out driveway space providing off-street parking, screened with decorative planted slate beds housing a variety of specimen bushes and shrubbery, and palm trees. There is a right hand side driveway which provides further off-street parking leading to the double pedestrian gates which open into the rear garden.

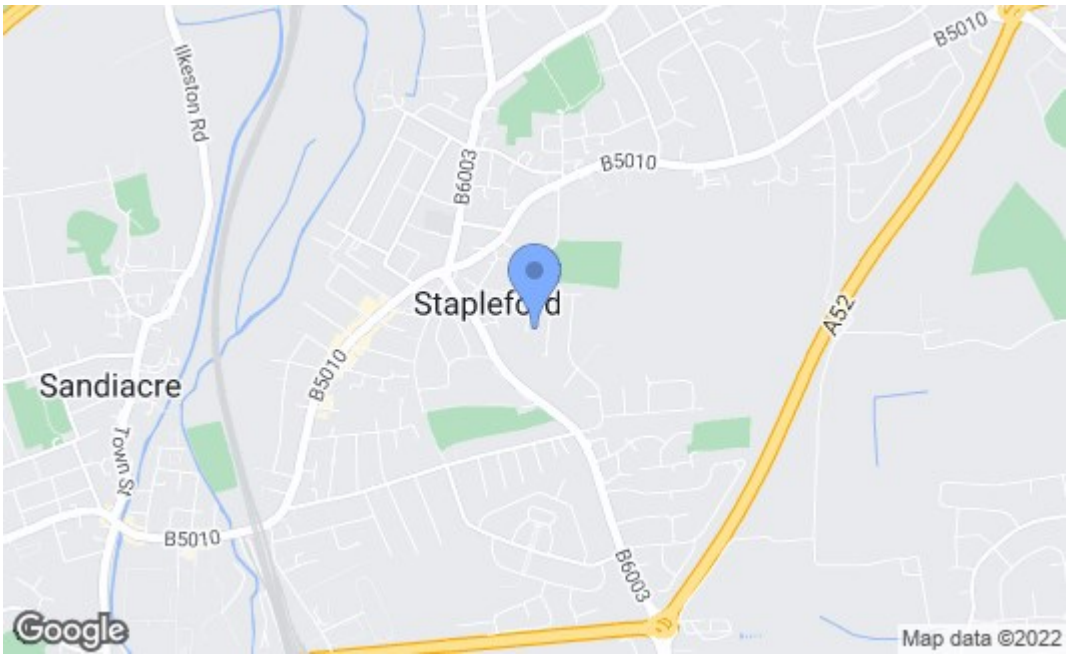
REAR GARDEN
Enclosed and landscaped offering a high degree of privacy, being designed for ease of maintenance with an extensive slab patio area (ideal for entertaining) with decorative gravel stone chippings. There are raised and planted flowerbeds incorporating a seating area and housing a variety of mature bushes and shrubbery. There is an external lighting point, water tap and pedestrian double gates leading back to the front of the property. Within the garden, another useful feature is a pitched roof canopy summerhouse with a covered seating area which could be used for a variety of different purposes.

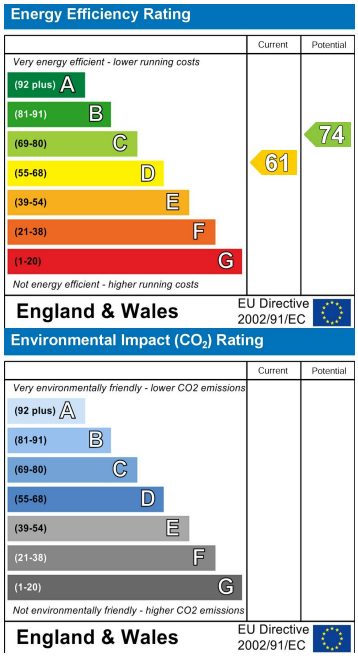
DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue up the hill, passing the entrance to Fairfield School, before taking an eventual left hand turn onto Blake Road. Follow the bend in the road round to the left and continue over the hump in the road before descending down and taking a left turn onto Windsor Street. Take the second left into the cul de sac Lancaster Avenue and the property can then be found on the left hand side identified by our For Sale board.

Ref: 7622NH

AGENTS NOTE
Previous planning permission was examined and passed for a single storey side extension which would have created an enlarged kitchen space to the ground floor. The Planning Reference is 09/05700/DEX for viewing any such documents with the Planning Department at Broxtowe Borough Council . This planning permission has now lapsed. However, further plans could potentially be reinvigorated by the onward purchaser.







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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