Robert Ellis

look no further. . .

Welch Avenue
Stapleford, Nottingham NG9 8EE

A BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE.

£220,000 Freehold

0115 949 0044

/robertellisestateagent

@robertellisea

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall with staircase rising to the first floor, open plan through lounge and dining room with bay window to front and French doors to the rear, and a relatively modern re-fitted kitchen. The first floor landing then provides access to three bedrooms and a modern shower room.

Other benefits to the property include gas fired central heating, double glazing, off-street parking, and generous maintained gardens to the rear.

The property is located within this favoured and established location in close proximity of excellent nearby schooling for a variety of ages, there is easy access to shops, services and amenities, including Aldi food store. For those needing to commute, there are good transport links nearby such as 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 make an ideal first time buy or young family home and we therefore highly recommend an internal viewing.

ENTRANCE HALL
10'7" x 5'10" (3.25 x 1.80)
uPVC panel and double glazed front entrance door, staircase rising to the first floor, double glazed window to the side, meter cupboard, radiator, useful understairs storage space, telephone point. Doors to lounge and kitchen.

LIVING AREA
16'1" x 13'5" (4.92 x 4.09)
Double glazed bay window to the front, coving, four bar gas fire sat on Cornish slate tile hearth, radiator and opening through to the dining area. Fibrebroadband with Virgin Media all in place with a second point in Bedroom Two.

DINING AREA
9'4" x 7'11" (2.87 x 2.43)
Serving hatch through to kitchen, double glazed French doors opening out to the rear garden (with fitted blinds), radiator and coving.

KITCHEN
11'4" x 10'2" (3.47 x 3.10)
Re-fitted approximately 3/4 years ago, comprising a contrasting range of fitted base and wall storage cupboard with soft-closing drawers and cabinets, fitted counter-level four ring gas hob, in-built eye level oven, plumbing for washing machine and space for full height fridge/freezer. Wall mounted Worcester gas fired conventional boiler (for central heating), double glazed windows to the side and rear (two of which have fitted blinds), stable-style uPVC panel and double glazed exit door to outside (with fitted blind). Coving and laminate-style vinyl flooring.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Loft access point to an insulated and lit loft space with pull down loft ladder. Double glazed window to the side.

BEDROOM ONE
11'5" x 11'0" (3.49 x 3.36)
Double glazed window to the front, radiator and useful storage cupboard.

BEDROOM TWO
11'6" x 9'6" (3.52 x 2.91)
Double glazed window to the rear, radiator, airing cupboard housing the hot water cylinder with shelving above and useful additional storage cupboard.

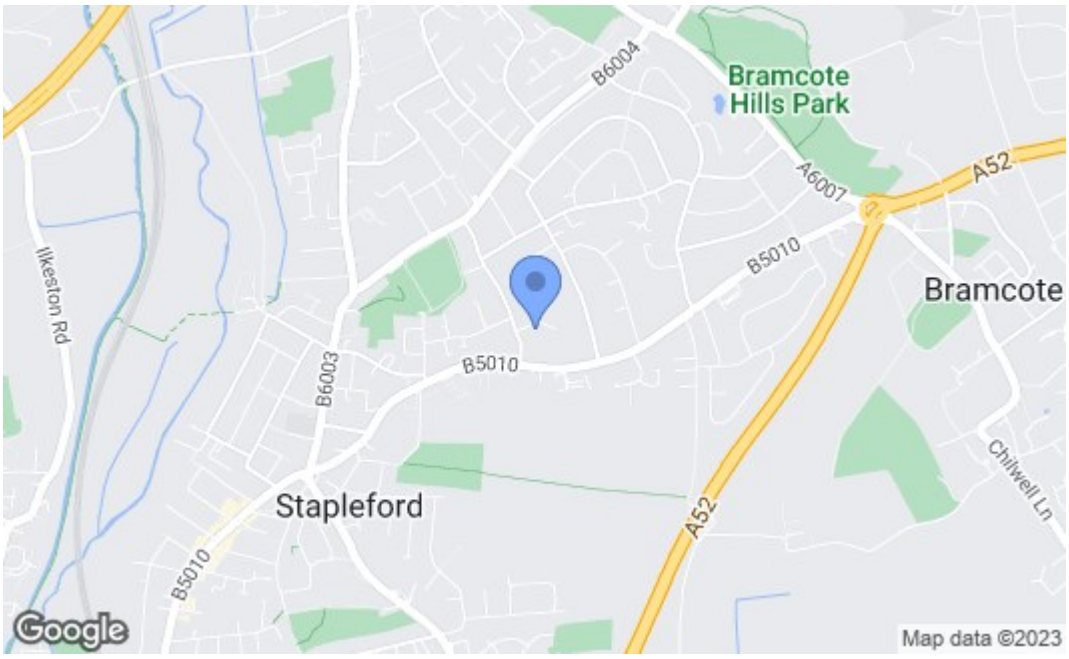
BEDROOM THREE
8'5" x 8'4" (2.57 x 2.56)
Double glazed window to the front and radiator.

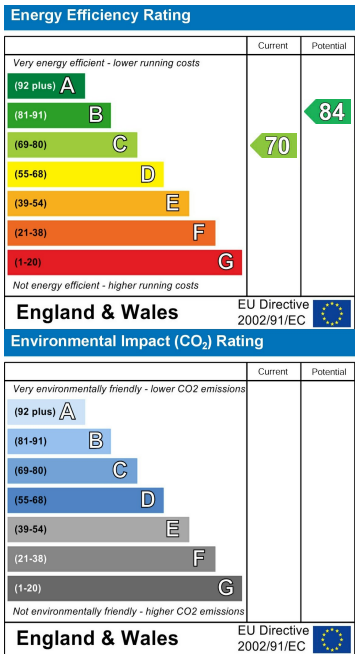
SHOWER ROOM
7'9" x 6'1" (2.37 x 1.87)
Modern with three piece suite comprising double size shower cubicle with glass shower screen and electric shower, hidden cistern push flush WC and wash hand basin with central mixer tap and storage cabinets beneath. Wall hung LED bathroom mirror, two double glazed windows to the (one of which with fitted roller blind), chrome heated ladder towel radiator, spotlights and extractor fan.

OUTSIDE
To the front of the property there is a lowered kerb entry point to a hard standing driveway providing off-street parking with fencing and hedgerow to the boundary line. Decorative plum slate chippings, pedestrian access down the left hand side of the property to the rear garden.

TO THE REAR GARDEN
Measuring approximately 140ft in length - the garden consists of various sections and areas offering paved patio seating areas, shaped edge and planted flowerbeds housing a variety of mature bushes and shrubbery, decorative and edged lawn, shaped gravelled pathway providing access to the foot of the plot whilst being enclosed by timber fencing and hedgerows to the boundary line. Within the garden there is an external water tap and two useful brick outbuildings.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road Stapleford. Continue along in the direction of Bramcote, before taking and eventual left hand turn just after the school playing grounds onto West Avenue. Take a right hand turn onto Welch Avenue and the property can be identified on the right hand side by our For Sale board. Ref: 7968NH





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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044