

WE ARE PLEASED TO ANNOUNCE THE SALE OF THIS BRAND NEW FOUR BEDROOM DETACHED HOUSE.

Ready for occupation. this individually designed property is finished to a high specification which of course will include gas fired central heating served from a combination boiler, contemporary composite double glazed windows, fully fitted kitchen and oak engineered internal doors.

The accommodation comprises entrance hall with stairs to the first floor, cloaks/w.c. and 'L' shaped open plan dining kitchen and living room to the front elevation. To the first floor the landing provides access to four bedrooms, the master with en suite shower room and family bathroom completing the accommodation.

A block paved forecourt provides parking at the front, there is an enclosed and private side garden laid to lawn and the rear garden has a patio and lawn.

Situated in this popular and established residential suburb, close to the border of Bramcote and ideally placed for families and commuters alike, as local schools are within easy reach, as is the A52 for Nottingham and Derby and the M1 Motorway for further afield.

Great for growing families and professional couples. For further information and to view, please contact the Stapleford branch of Robert Ellis on 0115 949 0044

110a Central Avenue
Stapleford, Nottingham, NG9 8QH

£265,000 Freehold

ENTRANCE HALL
Approached via composite front entrance door, stairs to the first floor and under-stair alcove, door to dining kitchen and cloaks/w.c.

CLOAKS/W.C.
Incorporating a two piece suite comprising wash hand basin and low flush w.c. Radiator.

OPEN PLAN DINING KITCHEN 20'7" x 10'1" increasing to 12'8" (6.29 x 3.09 increasing to 3.88)
Fully fitted kitchen with a range of contemporary fitted units with contrasting granite work surfacing and matching breakfast bar. Integrated appliances including, oven, hob and extractor hood. Fridge and Freezer. Radiator, double glazed window, patio doors to rear garden and double doors to lounge.

LOUNGE 15'2" x 9'6" (4.64 x 2.92)
Radiator and double glazed window to the front.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

BEDROOM 1 13'7" x 9'8" (4.15 x 2.95)
Radiator and double glazed window to the front, door to en suite.

EN SUITE
Three piece suite comprising wash hand basin, low flush w.c. and shower cubicle.

BEDROOM 2 11'3" x 7'3" (3.45 x 2.21)
Radiator and double glazed window to the front.

BEDROOM 3 10'7" x 6'9" (3.25 x 2.08)
Radiator and double glazed window to the rear.

BEDROOM 4 9'8" x 6'8" (2.96 x 2.04)
Radiator and double glazed window to the rear.

FAMILY BATHROOM 6'6" x 6'10" (2 x 2.1)
Three piece suite comprising wash hand basin, low flush w.c. and bath with shower over. Heated towel rail and double glazed window.

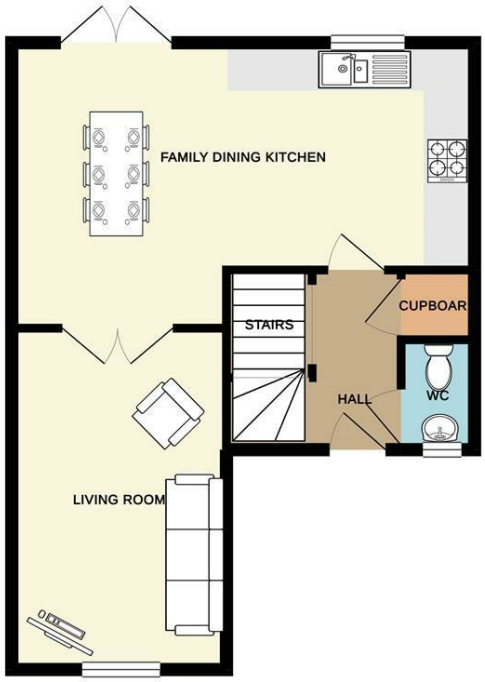
OUTSIDE
The grounds will be landscaped and to the front there will be an open plan block paved forecourt providing off-street parking. There will be an enclosed front and side garden laid to lawn and the rear garden is triangular in shape, which is south facing and is expected to be landscaped with patio and bedding.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and continue straight over onto Nottingham Road, Stapleford. Passing the Sandicliffe garage continue along the road and at the border with Bramcote, turn left onto Ewe Lamb Lane. Follow the road along and with the allotments on your left, turn left onto Central Avenue where the property can be found as the first house on the left hand side, identified by our For Sale Board.

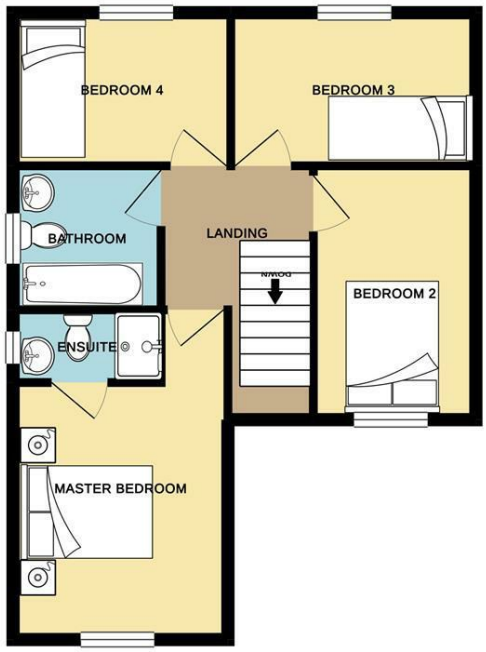
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TO COMPLY WITH THE NEW GOVERNMENT RESTRICTIONS DUE TO COVID19 - FACE TO FACE VIEWINGS ARE CURRENTLY SUSPENDED. YOU CAN STILL SEND YOUR VIEWING REQUEST IN AS NORMAL AND WE'LL CONTACT YOU TO DISCUSS THE PROPERTY IN MORE DETAIL, AND BOOK IN YOUR VIEWING REQUEST TO TAKE PLACE WHEN POSSIBLE.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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