Robert Ellis

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West Avenue

Stapleford, Nottingham NG9 8DY

£350,000 Freehold

A HANDSOME DOUBLE FRONTED FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN AND BENEFITING FROM A SIZABLE DOUBLE WIDTH PLOT

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Robert Ellis are delighted to welcome to the market for the first time in over 30 years, this handsome double fronted, four double bedroom, two bathroom, three reception room detached family house benefiting from a double width plot.

With accommodation over two floors comprising entrance hall, living room, dining room, sitting room, kitchen and wet room to the ground floor. The first floor landing then provides access to four double bedrooms, bathroom and separate w.c.

Other benefits to the property include a reasonably new gas central heating boiler, double glazing, off street parking, detached garage and enclosed garden space at the rear.

The property was extended in circa 2000 and at the same time was also re-roofed offering piece of mind for the onward purchaser.

The property itself sits favourably on this double width level plot within close proximity of excellent nearby amenities such as Aldi superstore and a wealth of national and independent retailers within Stapleford town centre, there is also easy access to good outdoor space for families such as Hickings Lane, Ilkeston Road recreational ground and bike track and Bramcote park.

For those needing to commute there are great transport links nearby such as the I4 bus service, the A52 for Nottingham and Derby, the M1 J25 motorway and the Nottingham Electric Tram terminus situated at Bardill's roundabout.

Due to the overall space, offering four double bedrooms and three reception rooms, we believe the property would make an ideal family home to which we would highly recommend an internal viewing.

Entrance Hall
16'0" x 5'10" approx (4.88m x 1.8m approx)
Central UPVC panel and stained glass entrance door with matching double glazed panel surrounding the door to both sides and above, staircase rising to the split landing on the first floor, radiator, tiled floor, telephone point and useful understairs storage cupboard with doors then leading through to the dining room, living room and kitchen.

Dining Room
13'0" x 10'11" approx (3.97m x 3.35m approx)
With double glazed window to the front with stained glass top panels, coving, radiator and two custom made free standing double cabinets either side of the central chimney breast (included in the sale). Door access to:

Wet Room
9'5" x 4'5" approx (2.88m x 1.36m approx)
Three piece suite comprising low flush w.c., wash hand basin and electric shower area with anti-slip flooring, fully tiled walls, radiator, extractor fan, mirror fronted bathroom cabinet and loft access void. UPVC panel and double glazed door access and leads down the side of the property.

Kitchen
9'8" x 7'10" approx (2.95m x 2.4m approx)
The kitchen is equipped with a matching range of fitted base and wall storage cupboards with roll edged work surfaces incorporating a 1½ bowl sink unit with drainer and swan neck central mixer tap. Fitted counter level four ring gas hob with extractor over, in-built eye level oven and combination grill, plumbing for under counter washing machine and dishwasher, display corner shelving, radiator, tiled floor and double glazed window overlooking the rear garden with fitted Roman blind.

Sitting Room
10'4" x 9'1" approx (3.15m x 2.78m approx)
Double glazed French doors opening out to the rear garden, radiator and further double glazed French doors that open to:

Living Room
14'0" x 10'11" approx (4.28m x 3.34m approx)
Double glazed window to the front with three individually fitted Roman blinds, media point set within the central chimney breast, wall light points to either side, decorative coving and radiator.

Split First Floor Landing
With radiator, loft access point to a boarded, lit and insulated loft space via a pull down ladder and doors to all bedrooms, bathroom and separate w.c.

Bedroom 1
13'6" x 10'11" approx (4.13m x 3.34m approx)
Double glazed window to the front with stained glass top panels, radiator and fitted mirror fronted sliding door wardrobes incorporating shelving and hanging space.

Bedroom 2
10'4" x 9'1" approx (3.15m x 2.77m approx)
Double glazed window overlooking the rear garden with fitted Roman blinds, radiator and laminate style flooring.

Bedroom 3
9'8" x 7'11" approx (2.95m x 2.43m approx)
Double glazed window overlooking the rear garden with fitted Roman blind and radiator.

Bedroom 4
10'11" x 9'10" approx (3.34m x 3.02m approx)
Double glazed window to the front with stained glass top panels, radiator and sliding door mirror fronted wardrobes with shelving and hanging space and also housing the gas central heating combination boiler.

Bathroom
7'3" x 5'10" approx (2.22m x 1.8m approx)
Two piece suite comprising panelled bath with glass shower screen, mixer tap and mains ran shower over and wash hand basin with mixer tap. Fully tiled walls and floor, chrome heated ladder towel radiator, storage shelving and stained glass double glazed window to the front with fitted Roman blinds.

Separate w.c.
Housing a low flush w.c. with extractor fan and shelving.

Outside
To the front of the property there is a lowered curb entry point to a block paved double width side by side driveway providing off street parking with the continuation of the block paving offering a pathway entrance to the front entrance door. Front garden lawn with central tree and decorative plum slate chippings to the borders edge, external lighting point and gated access down the left hand side of the property leading to the rear garden.

The block paving continues down the left hand side of the property, offering further parking beyond the gates with access to the detached garage via double doors to the front. The rear garden incorporates a full width, good size patio area ideal for entertaining which leads onto a shaped garden lawn with flower beds housing a variety of bushes and shrubbery. Decorative gravel stones and stepping stone pathway then provides access to the foot of the plot and gives access to the pedestrian garage door. Within the garden itself there is an external hot and cold water taps, external lighting point.

Detached Garage
Double doors to the front, personal access door and window to the side, power and lighting.

Directions
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn left onto Church Street. At the bend in the road turn right onto Hickings Lane and proceed past the entrance to the park. Take a right hand turn onto West Avenue and the property can be found a little further along on the left hand side, identified by our for sale board.

Council Tax
Broxtowe Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Unknown
Phone Signal – Unknwon
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

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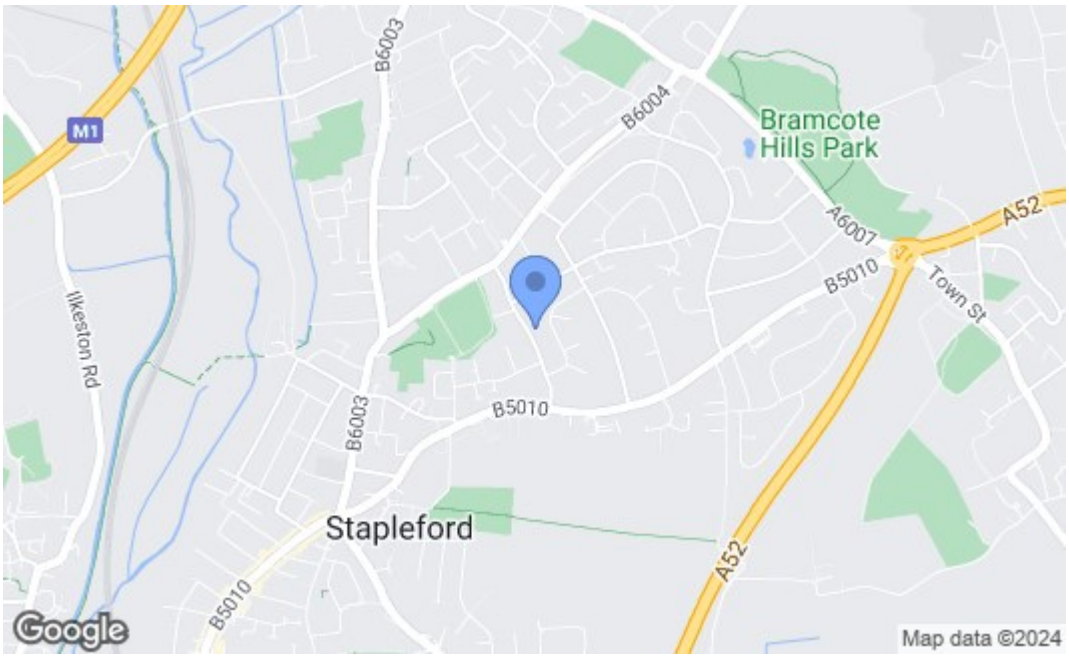

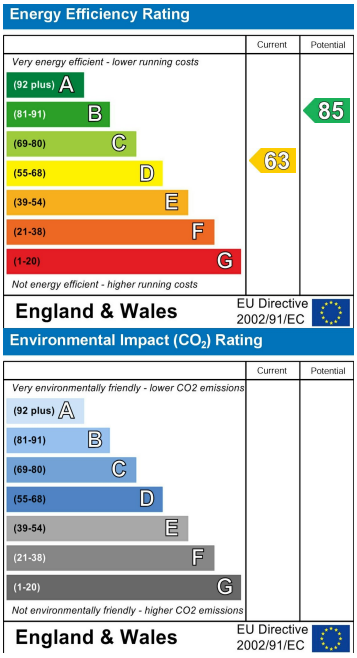

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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