



Central Avenue  
Stapleford, Nottingham NG9 8DZ

**£249,950 Freehold**

A TRADITIONAL BAY FRONTED SEMI  
DETACHED HOUSE WITH THE BENEFIT OF  
A GROUND FLOOR EXTENSION.



We are pleased to offer for sale this traditional bay fronted three bedroom semi detached house with the benefit of a ground floor extension.

This surprisingly spacious property offers great family size accommodation with features including two reception rooms (the rear being extended) and enjoying aspects over the large rear garden. The kitchen has also been extended and offers a modern range of kitchen units.

Benefitting from off-street parking, large carport and generous rear garden laid mainly to lawn, great for families to play in/unwind.

Situated in this popular residential suburb within walking distance of a local convenience store, doctor's surgery and schools for all ages are also within easy reach. The town centre is around half a mile away offering a variety of shops and facilities, and a regular bus service is also close by.

Ready to move into, this property truly deserves an early internal viewing.



## ENTRANCE HALL

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

## LIVING ROOM

16'6" x 10'4" (5.03 x 3.17)

Flame effect gas fire with feature surround, radiator, double glazed French doors opening to the rear garden, and currently open to dining room.

## DINING ROOM

14'1" x 10'4" (4.3 x 3.16)

Radiator, double glazed bay window to the front.

## KITCHEN

16'8" x 6'6" (5.1 x 2)

Incorporating modern fitted range of wall, base and drawer units with rolled edge work surfacing and inset stainless steel sink unit with single drainer. Integrated dishwasher, electric cooker point and plumbing for washing machine and appliance space. The gas boiler is located within a kitchen cupboard. Double glazed window and door to rear garden.

## FIRST FLOOR LANDING

Double glazed window and loft hatch.

## BEDROOM ONE

11'5" x 9'10" (3.5 x 3.02)

Radiator, double glazed window to the rear.

## BEDROOM TWO

11'2" x 9'4" (3.42 x 2.86)

Radiator, double glazed window to the front.

## BEDROOM THREE

8'2" x 6'7" (2.51 x 2.03)

Radiator, double glazed window to the front.

## FAMILY BATHROOM

5'8" x 5'7" (1.75 x 1.71)

Incorporating a three piece suite comprising wash hand basin, low flush WC and bath with thermostatic controlled shower over. Partially tiled walls, radiator, double glazed window.

## OUTSIDE

The property is set back from the road with an enclosed front garden. A driveway provides off-street parking and leads to a gated carport at the side of the house. This provides additional off-street parking and offers a great storage area. The rear garden is of generous size laid mainly to lawn with meandering stepping stone style pathway leading to the foot of the plot where a greenhouse can be found.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights. Turn left onto Church Street. Follow the road, taking the right fork onto Hickings Lane. Turn first right onto West Avenue and then left onto Central Avenue. The property can be found on the right hand side identified by our For Sale board.

Ref: 7905PS





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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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	

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