Robert Ellis

look no further. . .

Sisley Avenue
Stapleford, Nottingham NG9 7HT

AN EXTREMELY WELL PRESENTED AND RENOVATED THREE BEDROOM SEMI DETACHED HOUSE.

Asking Price £285,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND RENOVATED WIMPEY HOMES CONSTRUCTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS FAVOURED AND ESTABLISHED RESIDENTIAL CATCHMENT LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, living room and open plan full width dining kitchen. The first floor landing then provides access to three bedrooms and a modern three piece shower room.

The property also benefits from gas fired central heating from a combination boiler located in the roof space, double glazing, off-street parking and (non-overlooked) generously sized South facing garden to the rear with detached pitched roof garage/storage room.

The property is located favourably within easy reach of excellent nearby schooling for all ages such as George Spencer, Fairfield and William Lilley. There is also easy access to nearby outdoor space such as Queen Elizabeth Park and Judson play area accessed via a pedestrian foot path at the end of Sisley Avenue. There is also easy access to the shops and services in Stapleford town centre and nearby transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property would make an ideal first time buy or young family home and would highly recommend an internal viewing.

ENTRANCE HALL
13'5" x 6'1" (4.09 x 1.86)
uPVC panel and double glazed front entrance door with 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, replacing vinyl flooring, decorative ceiling rose and coving, panelling to dado height, radiator. Doors to lounge and dining kitchen.

LIVING ROOM
12'11" x 10'3" (3.94m x 3.12m)
Double glazed window to the front (with fitted blinds), radiator, decorative ceiling rose, coving, wall light points, media points.

OPEN PLAN FULL WIDTH DINING KITCHEN
17'3" x 10'7" (5.26 x 3.24)
The kitchen area comprises a matching range of fitted base and wall storage cupboards with quartz work surfaces incorporating Hotpoint induction hob with extractor point fixed overhead, inset Belfast sink unit with central swan-neck mixer tap, integrated slimline dishwasher, plumbing for washing machine, integrated fridge and freezer, in-built eye level oven and combination grill, pullout storage drawers, double glazed windows to the side and rear, uPVC panel and double glazed exit door to outside, spotlights and drop down chandelier lighting, replacement vinyl flooring. Opening through to the dining area where there are sliding double glazed patio doors opening out to the rear garden patio decking, replacement vinyl flooring, continuation of the LED spotlights and further (matching to the kitchen) fixed storage cupboard with glass front crockery cupboards above, wine rack, space for wine chiller, matching quartz work surfacing, breakfast bar space. Opening through to the living room.

FIRST FLOOR LANDING
Panelling to dado height, double glazed window to the side (with fitted blinds), coving, loft access point to a dual compartment loft space with both sides having boarding, insulation and a light whilst also housing the gas fired combination boiler (for central heating and hot water purposes). Doors to all bedrooms and bathroom.

BEDROOM ONE
12'11" x 9'8" (3.95 x 2.95)
Double glazed window to the front (with fitted blinds), radiator, part panelling to one wall, decorative coving, decorative ceiling rose, media points, plug sockets with in-built USB charging points.

BEDROOM TWO
10'7" x 9'10" (3.25 x 3.00)
Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator, laminate flooring, decorative coving, decorative ceiling rose, two double fitted wardrobes (one of which with matching overhead storage cupboards).

BEDROOM THREE
9'8" x 6'4" (2.97 x 1.95)
Double glazed window to the front (with fitted blinds), radiator, laminate flooring, decorative coving, decorative ceiling rose.

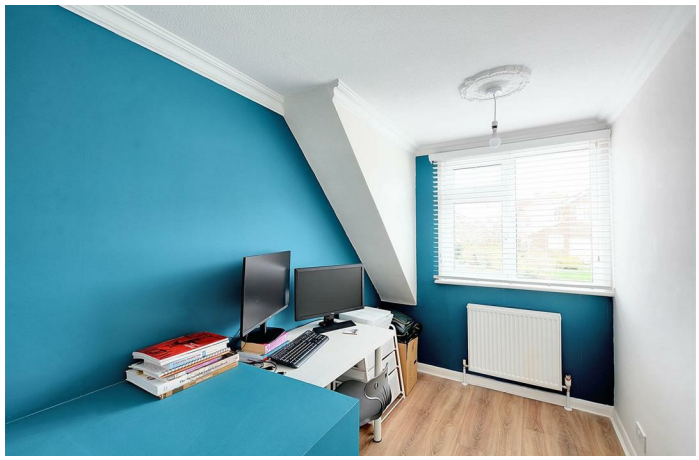
SHOWER ROOM
7'0" x 6'4" (2.15 x 1.95)
Modern three piece suite comprising enclosed shower cubicle with glass screen and sliding door, dual attachment mains shower, low flush WC, wash hand basin with storage cabinets beneath. Partial wall tiling, Victorian style radiator with towel attachment, double glazed window to the rear (with fitted blinds), extractor fan.

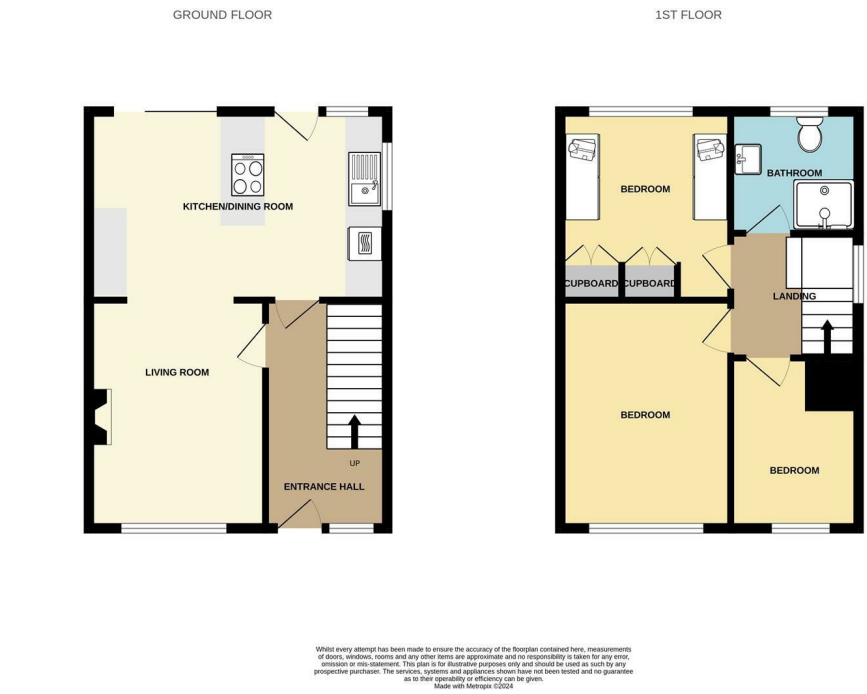
OUTSIDE
To the front of the property there is a lowered kerb entry point to a shaped tarmac driveway with block paved edging providing off-street parking comfortably for two cars side-by-side, decorative corner pebble stone flowerbed, access down the right hand side of the property to the rear.

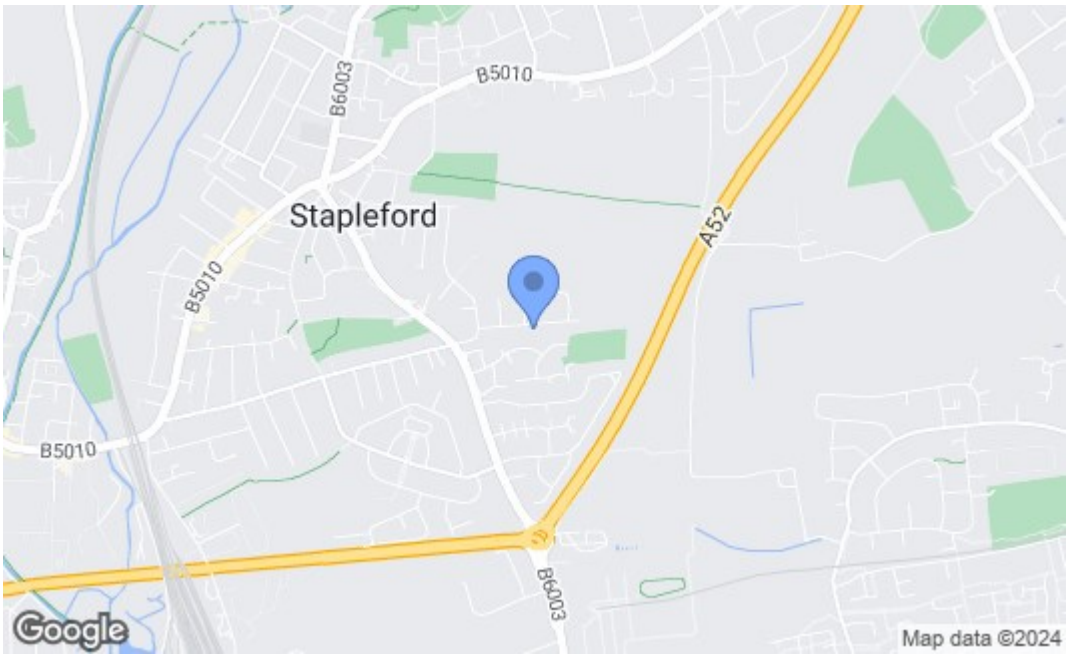
TO THE SIDE & REAR
Through the gates at the top of the driveway the tarmac continues down the side leading to the detached pitched roof garage/store room with uPVC panel and double glazed front entrance door access to it. This then opens out to the rear part of the South facing garden which starts with an initial raised decked entertaining area leading onto a generous lawn with pathway leading to the foot of the plot. To the foot of the plot there is a further paved patio area and raised pond with pea gravel surrounding the borders. The garden also benefits from a good size timber storage shed and pitched roof summerhouse. Within the garden there are power, lighting points and an external water tap.

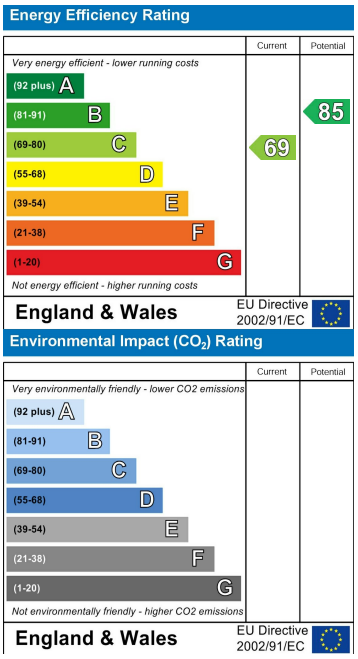
DETACHED GARAGE
17'4" x 8'8" (5.30 x 2.65)
Brick construction, currently with no vehicle access having a uPVC double glazed pedestrian entrance door with further double glazed window to the side. Internally, the walls are plastered and painted with light, power and electric heating. This would make a great home office, gym, workroom or general storage space.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Continue over the brow of the hill, passing the entrance to Fairfield School and take a left turn onto Blake Road. Follow the bend and take the first right onto Sisley Avenue and the property can be found a little further along on the right hand side, identified by our For Sale board.









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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