Robert Ellis

look no further. . .







Cyril Avenue
Stapleford, Nottingham NG9 8FQ

A MODERN 2016 CONSTRUCTED THREE BEDROOM SEMI DETACHED HOUSE POSITIONED IN THIS TOWN CENTRE LOCATION.

£225,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS MODEDRN 2016 CONSTRUCTED THREE BEDROOM, TWO BATHROOM SEMI DETACHED HOUSE.

Constructed in 2016 forming part of a one off pair of semi-detached houses, situated within this convenient location, only a short walk from Stapleford town centre amenities.

The property has the benefit of gas fired central heating from a combination boiler, as well as underfloor heating to the ground floor. The property also benefits from a useful ground floor cloakroom/WC, as well as a family bathroom and en suite to the main bedroom.

The layout of the property comprises entrance hallway with turning staircase rising to the first floor, ground floor cloakroom/WC, lounge to the front elevation and open plan dining kitchen to the rear. The first floor landing then provides access to three good sized bedrooms, the principal bedroom with en suite shower room and the family bathroom completes the accommodation. Externally, there is block paved off-street parking for two vehicles with access to the enclosed rear garden with lawn and planted borders.

Situated a short walk away from the town centre of Stapleford, and its array of amenities and shopping facilities, along with easy access to the i4 bus service.

For those wishing to commute, the area is served by good road networks leading to the A52 for Nottingham and Derby, Junction 25 of the M1 and the Nottingham tram terminus situated at Bardill's roundabout.

For those looking at schooling options, there is a great variety in Stapleford including William Lilley, Fairfield and George Spencer.

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

Seldom to such properties come to the market in this area and we highly recommend an internal viewing to avoid disappointment.





ENTRANCE HALL
9'7" x 6'5" (2.93 x 1.97)
Composite and double glazed front entrance door, turning staircase rising to the first floor with useful understairs storage cupboard and decorative wood spindle balustrade, alarm control panel, double glazed window to the front, tile effect floor with underfloor heating.

CLOAKS/WC
5'9" 3'2" (1.76 0.98)
Two piece suite comprising push flush WC and wash hand basin with mixer tap, tiled splashbacks and storage cabinet beneath, tile effect flooring with underfloor heating, spotlights and extractor fan.

LOUNGE
14'7" x 8'9" (4.47 x 2.69)
Double glazed window to the front (with fitted blinds), wall mounted pebble effect remote controlled electric fire, TV point and underfloor heating.

DINING KITCHEN
18'9" x 10'8" (5.72 x 3.26)
The kitchen area comprises a matching range of base and wall storage cupboards, with roll top work surfaces incorporating a one and half bowl sink unit with draining board and central mixer tap, tiled splashbacks. Fitted four ring induction hob with extractor over and oven beneath, under-cabinet lighting, plumbing for washing machine, integrated dishwasher, boiler cupboard housing the gas fired combination boiler (for central heating and hot water), double glazed window to the rear (with fitted blinds), underfloor heating. Opening through to the dining area which has ample space for dining table and chairs, spotlights throughout, uPVC double glazed French doors opening out to the rear garden (with fitted blinds), underfloor heating.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom. Decorative wood spindle balustrade, radiator, loft access point.

BEDROOM ONE
12'4" x 8'9" (3.77 x 2.69)
Double glazed window to the front (with fitted blinds), radiator, spotlights, door to en-suite.

EN-SUITE
5'10" x 5'6" (1.78 x 1.70)
Modern fitted white three piece suite comprising walk-in tiled corner shower cubicle with dual head attachment mains shower, push flush WC and wash hand basin with central mixer tap and storage cabinets beneath. Tiled splashbacks, spotlights, mirror fronted bathroom cabinet and extractor fan.

BEDROOM TWO
10'8" x 7'1" (3.26 x 2.18)
Double glazed window to the rear (with fitted blinds) and radiator.

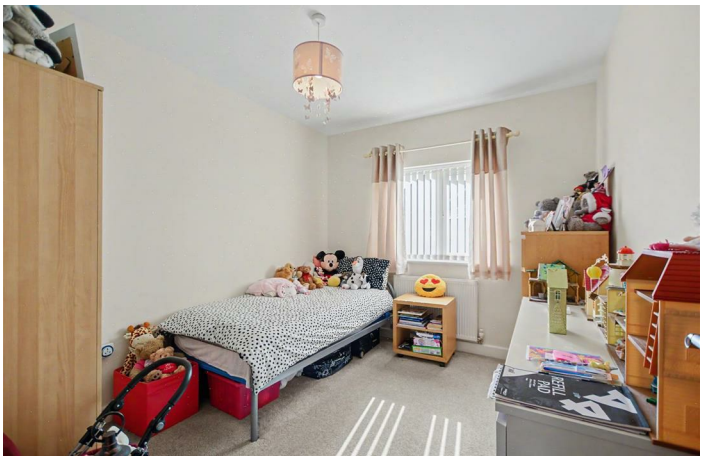
BEDROOM THREE
10'9" x 7'3" (3.28 x 2.23)
Double glazed window to the rear (with fitted blinds), radiator and full width sliding door fitted wardrobes.

FAMILY BATHROOM
9'6" x 5'6" (2.92 x 1.68)
Modern white three piece suite comprising a freestanding bath with central waterfall style mixer tap, wash hand basin with central mixer tap and storage cabinets beneath, and push flush WC. Partial tiling to the walls, tiled floor, double glazed window to the front, spotlights and extractor fan.

OUTSIDE
To the front of the property, there is a block paved driveway providing off-street parking for two cars, along with a matching pathway and side access gate leading into the rear garden.

TO THE REAR
The rear garden is enclosed, benefitting from a block paved patio seating area (ideal for entertaining), leading onto a shaped lawn section with planted beds and borders housing a wide variety of specimen bushes and shrubs. The side access gate leads back to the front and there is an outside water tap.

DIRECTIONS
From our Stapleford Branch on Derby Road, turn immediately right onto Warren Avenue and take the first right again into the one-way system of Cyril Avenue. The property can be found on the right hand side.



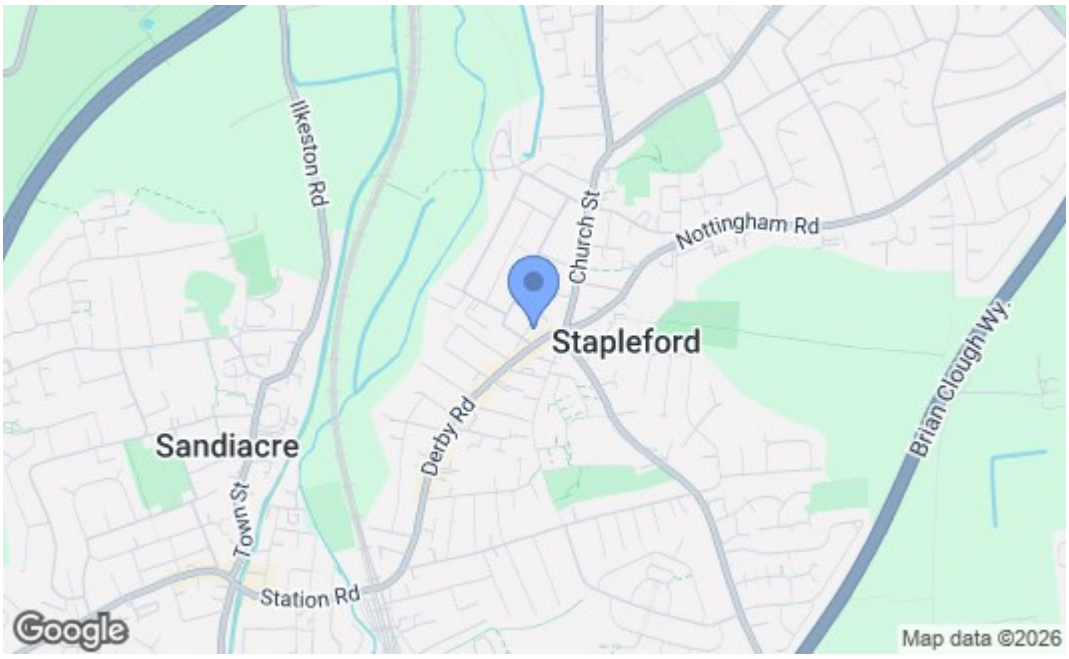


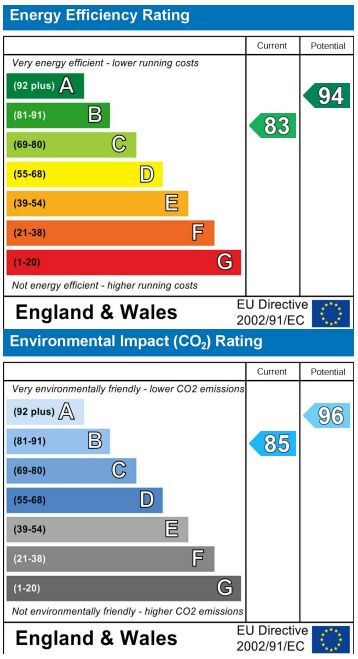












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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