Robert Ellis

look no further...

79 Central Avenue,
Stapleford, Nottingham
NG9 8PU

£179,950 Freehold

A FIRST GLANCE IS NOT NEARLY ENOUGH TO APPRECIATE THIS THREE BEDROOM MID TERRACE HOUSE.

This true family sized property comes to the market in a ready to move into condition with the benefit of gas fired central heating served from a combination boiler, double glazed windows, a large open plan dining kitchen and modern fitted shower room/wc.

A feature of this property is the open plan dining kitchen, fitted in 2019 to a high contemporary standard with built in appliances, oak work tops and breakfast bar and space for dining table, a great space for families and entertaining.

The contemporary feel flows through the ground floor with a spacious and attractive living room with twin aspect.

The rear gardens compliment the property and features a modern landscaped design with patio, artificial lawn and raised deck at the foot of the plot.

The property is set back from the road with an enclosed patterned concrete style courtyard garden which has the potential providing off street parking (subject to the relevant permission and dropped kerb).

Across the road from the property is an open play park, further open spaces and local schools are close by making this great for families. For those wishing to commute the area is served by good road networks and regular bus services leading to Nottingham, Derby and the M1 Motorway for further afield.

Entrance Lobby
Double glazed window and front entrance door. Stairs to the first floor. Door to lounge and open to the dining kitchen.

Lounge
19'3" x 10'6" (5.89m x 3.22m)
Modern flame effect gas fire with contemporary surround. Radiator, double glazed window to the front and rear elevations.

Dining Kitchen
19'3" x 8'11" increasing to 10'7" (5.87 x 2.73 increasing to 3.24)
Fitted in 2019 this contemporary kitchen comprises a range of wall, base and drawer units with oak block work sufacing and matching breakfast bar. Built in electric oven, five ring gas hob with extractor hood over. Integrated fridge and freezer. Plumbing and space for washing machine and further under counter appliance space.
Understair store cupboard, table and chair space. Double glazed window to the front and double glazed window and door to the rear.

First Floor Landing
Doors to bedrooms and shower room.

Bedroom 1
19'6" x 9'2" (narrowing to) 6'4" (5.95m x 2.81m (narrowing to) 1.95m)
Fitted bedroom furniture including wardrobes, bedside cabinets with display units, dressing table and drawers. Two radiators and double glazed windows to the front and rear elevations.

Bedroom 2
10'7" (less wardrobe) x 9'3" (3.24m (less wardrobe) x 2.84m)
Built in wardrobe. Radiator and double glazed window to the front.

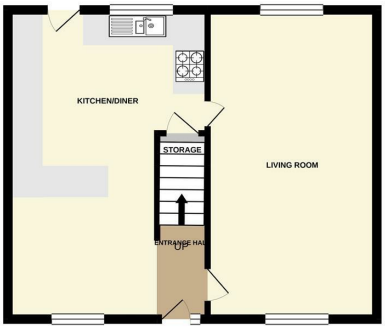
Bedroom 3
9'10" x 7'7" (3.02m x 2.33m)
Built in airing cupboard housing wall mounted gas combination boiler (for central heating and hot water). Radiator and double glazed window to the rear.

Shower room
Incorporating a modern white three piece suite comprising wash hand basin with vanity unit, low flush wc and shower cubicle. Tiled splash backs, radiator and double glazed window.

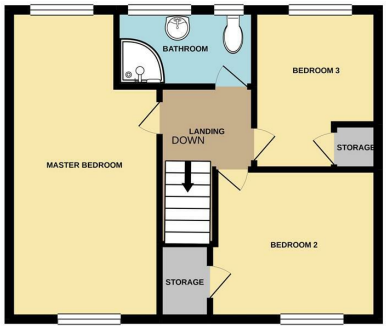
Outside
To the front there is a courtyard style garden finished with patterned concrete infilled with shrubs and is fenced and enclosed with gated pedestrian access. There will be the possibility of converting this into off street parking subject to necessary permission and drop kerb. The rear garden is enclosed and attractively landscaped with ease and maintenance in mind with patio, gravelled and paved areas. There is bedding set around a central area laid to artificial grass.

Directional Note
From our Stapleford branch on Derby Road proceed towards the Roach traffic lights. Turn left onto Church Street. Follow the road down taking the right fork onto Hickings Lane. Turn first right onto West Avenue and then left onto Central Avenue following the road along passing over the crossroad and continuing along the road where the property can be found on the left hand side.

GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.

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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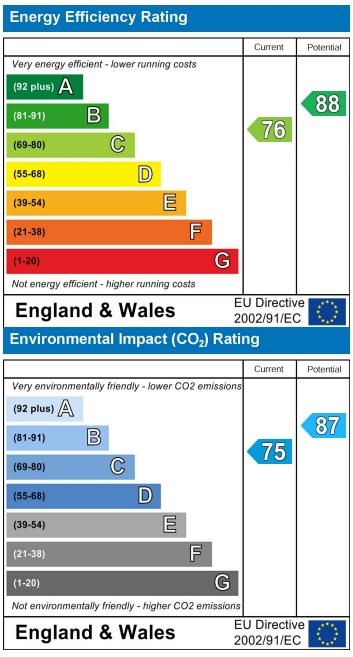

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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