Robert Ellis

look no further. . .

Deepdale Avenue
Stapleford, Nottingham NG9 7FW

AN EXTENDED TO THE GROUND FLOOR THREE BEDROOM SEMI DETACHED HOUSE.

£245,000 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET FOR THE FIRST TIME IN OVER 25 YEARS THIS EXTREMELY WELL PRESENTED EXTENDED TO THE GROUND FLOOR AND ADAPTED ON THE FIRST FLOOR THREE DOUBLE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS QUIET YET ESTABLISHED CUL DE SAC LOCATED.

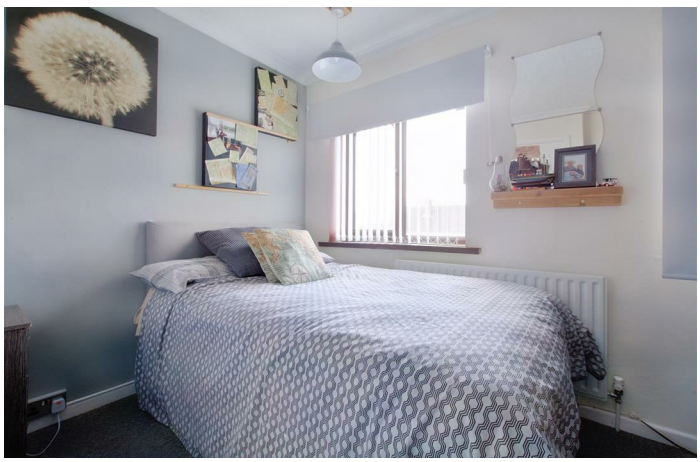
With accommodation over two floor, the ground floor comprises entrance hall, living room, full width dining kitchen and conservatory. The first floor landing then provides access to three double bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking, detached garage with power and lighting, and deceptively generous rear garden.

The property is located within easy reach of excellent nearby schooling for all age such as William Lilley, Fairfield and George Spencer Academy Trust. There is also easy access to the shops and services within Stapleford town centre and the nearby open space of Queen Elizabeth Park.

For those needing to commute, there are good transport links including the A52 for Nottingham/Derby, Junction 25 of the M1 motorway for further afield, the Nottingham electric tram terminus and localised i4 bus service.

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



HALL
15'5" x 5'11" (4.71 x 1.81)
uPVC panel and double glazed front entrance door with double glazed window to the side of the door, part paneling to dado height, decorative coving and TV point, staircase rising to the first floor with decorative spindle balustrade, radiator and doors to lounge and kitchen.

LOUNGE
15'5" x 11'3" (4.72 x 3.45)
Double glazed window to the front (with fitted blinds), radiator, media points, wall hung electric fire and coving.

DINING KITCHEN
17'6" x 8'10" (5.34 x 2.70)
The kitchen is equipped with a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating circular bowl sink unit and draining board with central mixer tap. Space for cooker with extractor canopy over, plumbing for washing machine and slimline dishwasher, further space for tumble dryer, useful understairs storage pantry which houses the gas fired boiler (for central heating purposes), double glazed window to the rear (with fitted blinds), coving, radiator, ample space for dining table and chairs, and further wall mounted storage cabinets, decorative tile splashbacks and opening through to the conservatory.

CONSERVATORY
8'9" x 8'2" (2.67 x 2.49)
Brick and double glazed construction with double glazed windows to both sides and rear (all with fitted blinds), uPVC panel and double glazed exit door to outside.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted blinds), decorative coving and ceiling rose, open spindle balustrade, airing cupboard housing hot water cylinder with shelving space above and loft access point to a partially boarded, lit and insulated loft space. Doors to all bedrooms and bathroom.

BEDROOM ONE
12'9" x 10'10" (3.89 x 3.32)
Double glazed window to the rear (with fitted blinds) overlooking the rear garden, radiator, coving and TV point.

BEDROOM TWO
11'8" x 10'4" (3.57 x 3.15)
Double glazed window to the front (with fitted blinds), radiator, coving, dado rail and TV point.

BEDROOM THREE
9'9" x 8'0" (2.99 x 2.44)
Double glazed window to the front (with fitted blinds), radiator, coving and TV point.

BATHROOM
6'11" x 5'6" (2.11 x 1.68)
Three piece suite comprising bath with central mixer tap, handheld shower attachment and additional Triton electric shower over, wash hand basin and push flush WC. Partial wall tiling, radiator, double glazed window to the rear (with fitted blinds), coving and wall hung bathroom cabinet.

OUTSIDE
To the front of the property there is a driveway providing off-street parking which leads down the right hand side of the property through pedestrian gates offering further parking towards the garage and then open access into the rear garden. The front garden is also designed for ease of maintenance, offering steps and pathway access to the front entrance door, decorative coloured gravel stone chippings and an array of mature bushes and shrubbery.

REAR GARDEN
The rear garden is certainly deceptive from the front, offering a generous (approx 90-100ft) garden split into various sections incorporating two covered seating areas (ideal for entertaining), an artificial lawn section with pergola and in turn this leads onto a lawned rear garden with patio space to the foot of the plot housing two tin garden sheds. Within the garden there is an external water tap, lighting point and greenhouse. A double gated access provides access back to the front. There is an external brick store also within the garden which is under the stairs, also offering power and lighting.

DETACHED GARAGE
21'2" x 9'7" (6.47 x 2.93)
Up and over door to the front, power and lighting points.

DIRECTIONAL NOTE
From our Stapleford Branch, proceed in the direction of Sandiacre before taking a left hand turn on Halls Road. Proceed past the entrance to William Lilley School and take a left turn onto Deepdale Avenue. The property can then be found on the right hand side, identified by our For Sale board.

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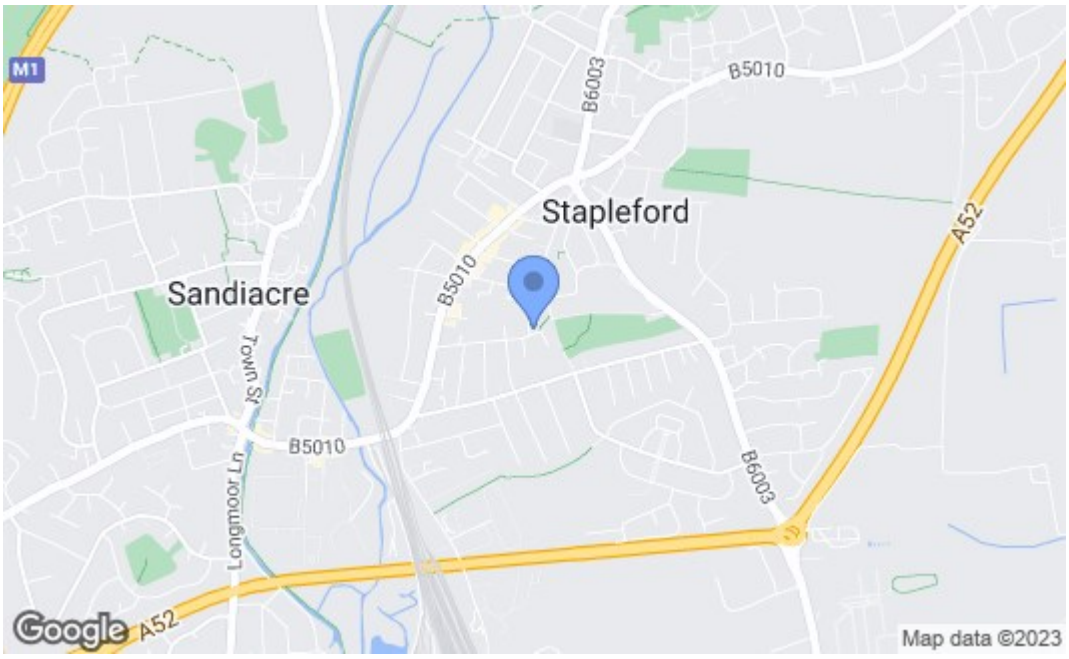

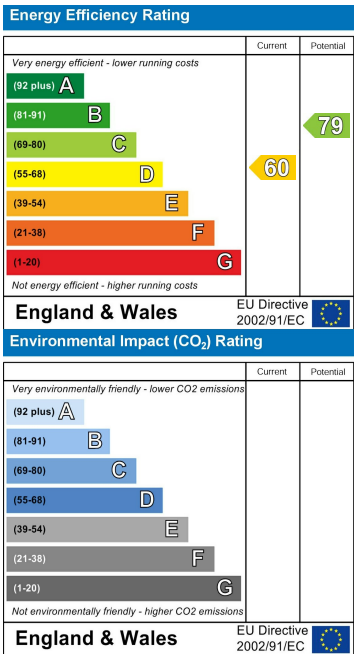

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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