Robert Ellis

look no further. . .

A THREE BEDROOM DETACHED HOUSE.

Midland Avenue
Stapleford, Nottingham NG9 7BT

Offers Over £250,000 Freehold

A THREE BEDROOM DETACHED HOUSE OFFERED FOR SALE IN A READY TO MOVE INTO CONDITION.

Features of this property include gas fired central heating served from a combination boiler installed approximately 6 years ago, modern fitted kitchen, contemporary four piece family bathroom and large double glazed conservatory enjoying aspects over the private rear garden.

Situated within this popular and convenient residential suburb great for families and commuters alike, schools for all ages are within walking distance, including Fairfield and George Spencer Academies. The town centre is also within walking distance, as is a regular bus service linking Nottingham and Derby. For those looking to commute further afield, the A52 and Junction 25 of the M1 motorway are only a few minutes drive away, as is the park and ride for the Nottingham Tram.

A small driveway leads to a carport with electric up and over door. The rear garden enjoys a private and secluded feel with patio lawn, colourful bedding and a rose arbour leading to the foot of the garden where there are three useful sheds/workshops.

Offered for sale with NO UPWARD CHAIN, this property would make a great family home and we recommend an early internal viewing.

ENTRANCE PORCH
uPVC double glazed window and front entrance door with door leading to hallway.

HALLWAY
Stairs to the first floor, doors to cloaks/WC, lounge diner and kitchen.

LOUNGE DINER
20'6" x 11'4" (6.25 x 3.47)
Feature fire surround with cast iron back, wooden surround and mantel. Radiator, double glazed bay window to the front.

KITCHEN
17'11" x 8'9" reducing to 6'2" (5.47 x 2.69 reducing to 1.89)
Modern fitted range of wall, base and drawer units, rolled edge work surfacing, inset single bowl sink unit with single drainer. Built-in electric oven and hob, plumbing and space for washing machine and dishwasher, cupboard housing Ideal Logic gas combination boiler (approximately 6 years old), double glazed window and door to conservatory.

CONSERVATORY
14'9" x 9'7" (4.5 x 2.93)
uPVC double glazed construction on a brick dwarf wall with radiator and French doors opening to the rear garden.

FIRST FLOOR LANDING
Double glazed window, hatch and ladder to a partially boarded loft.

BEDROOM ONE
12'5" x 9'6" to wardrobes (3.8 x 2.91 to wardrobes)
Fitted wardrobes and fitted cupboard with shelving, radiator, double glazed window to the rear.

BEDROOM TWO
11'5" less wardrobes x 11'5" (3.5 less wardrobes x 3.5)
Fitted wardrobes to one wall, radiator, double glazed window to the front.

BEDROOM THREE
7'5" x 6'11" (2.27 x 2.12)
Radiator, double glazed window to the front.

FAMILY BATHROOM
8'11" x 6'10" (2.72 x 2.09)
Incorporating a modern contemporary four piece suite comprising wash hand basin, low flush WC, bath tub with feature waterfall mixer taps and shower cubicle with twin rose thermostatic controlled shower system. Partially tiled walls, heated towel rail, double glazed window.

OUTSIDE
Walled-in front garden, pattern concrete drive which leads to the carport where the pattern concrete continues through into the rear garden providing an additional patio area. The carport has electric remote controlled roller door, light and power. The rear garden is enclosed and offers privacy with patio, lawn, bedding and rose arbour leading through to the foot of the plot where there are three garden sheds, two used as workshops with power. To the far side of the property there is a further storage area.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. As you are leaving Stapleford and just before the railway bridge, turn left onto Bessell Lane (by the Midland). Follow the road slightly turning left onto Midland Avenue. Continue up the road where the property can be found on the right hand side.

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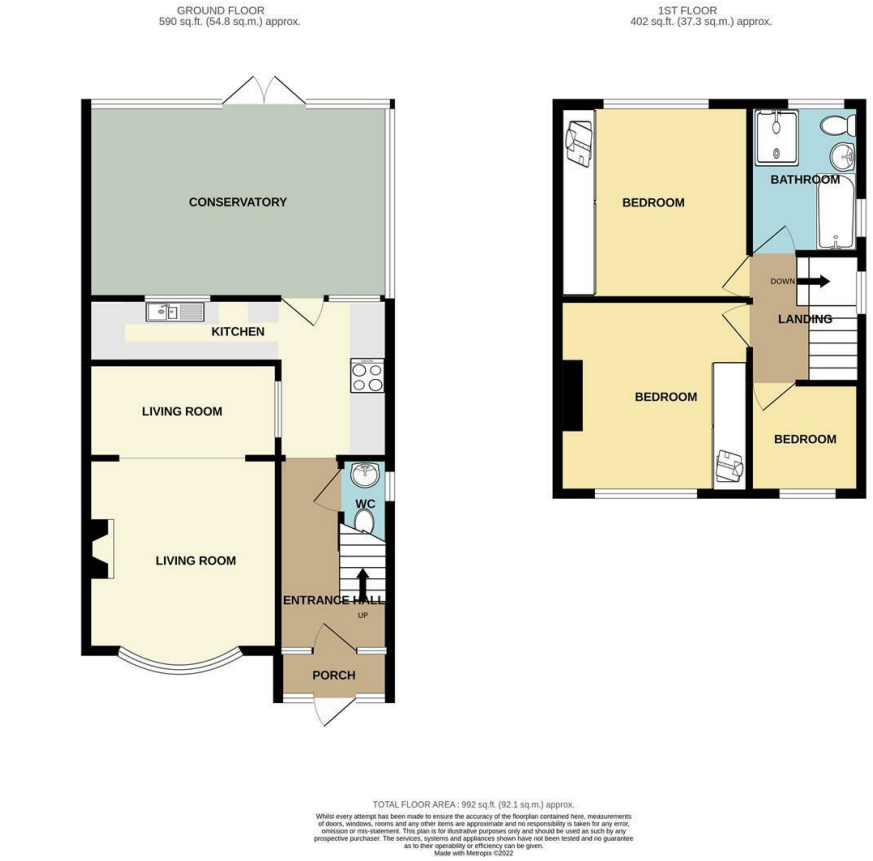

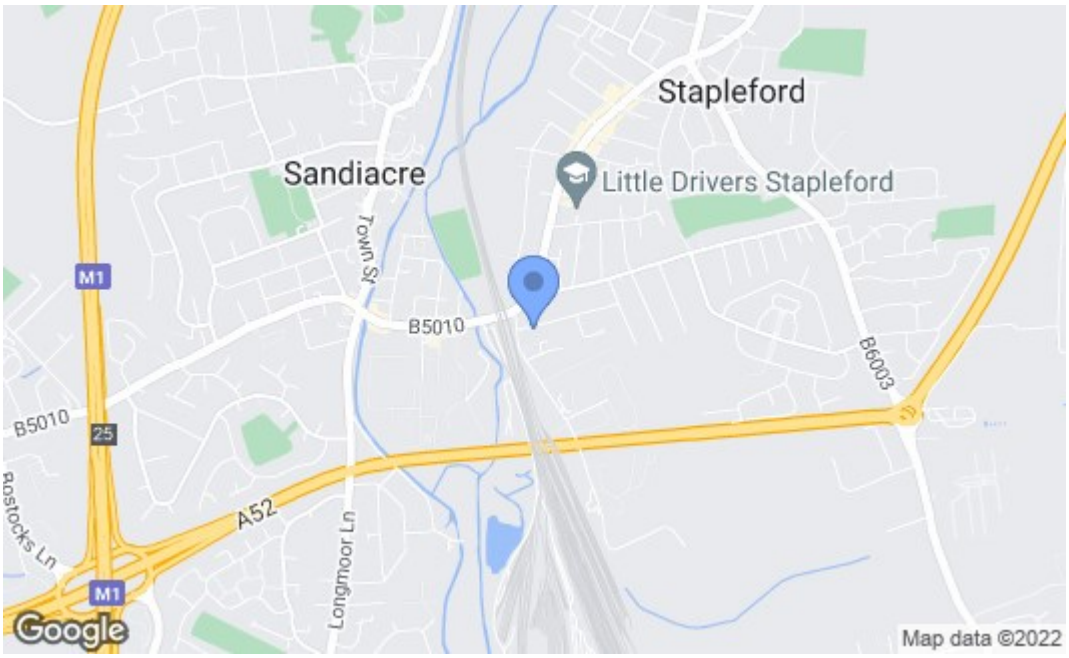

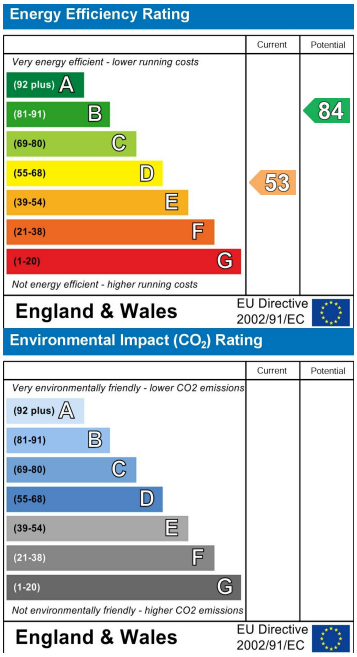

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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