Robert Ellis

look no further. . .

Welch Avenue
Stapleford, Nottingham NG9 8EE

A SPACIOUS FOUR BEDROOM SEMI DETACHED HOUSE, IDEALLY SUITED TO THE GROWING FAMILY

£285,000 Freehold

A SPACIOUS FOUR BEDROOM SEMI DETACHED HOUSE, IDEALLY SUITED TO THE GROWING FAMILY.

Significantly extended from its original form this great family property comes to the market in ready to move into condition, with the benefit of two reception rooms, four bedrooms bathroom and shower room. Features include gas fired central heating served from a combination boiler, UPVC double glazed windows throughout, a modern fitted kitchen with range style cooker.

Externally, the property boasts parking for three vehicles, as well as an integral, larger than average single garage. The property is situated in a corner position with enclosed side garden and landscaped rear garden with patio and seating area, raised bedding and lawn.

Conveniently situated in this popular and established residential location, close to local schools, regular bus service, a short drive from the A52 for Nottingham, Derby and the M1 Motorway for further afield.

Only on viewing this property can the accommodation be fully appreciated.

ENTRANCE HALL
Double glazed front entrance door, radiator, stairs to the first floor, doors to lounge and kitchen.

LOUNGE
15'8" x 13'5" (4.78 x 4.1)
Inset coal effect gas fire with feature surround. Two radiators and double glazed bay window to the front.

KITCHEN
11'2" x 10'2" (3.42 x 3.11)
Incorporating a range of fitted wall, base and drawer units with contrasting roll edge work surfacing and inset 1½ bowl sink unit with single drainer. 'Rangemaster' gas/electric range with stainless steel splashback and matching extractor hood over, integrated dishwasher and appliance space. Cupboard housing wall mounted gas combination boiler (for central heating and hot water.) Double glazed window and door to the rear and archway to dining room.

DINING ROOM
8'9" x 8'0" (2.68 x 2.44)
Radiator, double glazed French doors to rear garden.

FIRST FLOOR LANDING
This spacious landing has a recess suitable as a small study area with double glazed window. Doors to all bedrooms and bathrooms.

BEDROOM 1
11'4" x 10'11" (3.47 x 3.35)
Fitted bedroom furniture including wardrobes, dressing table and drawers. Overhead storage units over bedhead. Radiator and double glazed window to the front.

BEDROOM 2
11'0" x 10'2" (3.37 x 3.11)
Fitted wardrobe, radiator and double glazed window to the front.

BEDROOM 3
10'11" x 9'7" (3.34 x 2.94)
Radiator and double glazed window to the rear.

BEDROOM 4
8'5" x 8'6" (2.57 x 2.6)
Fitted single cabin bed with storage under. Radiator and double glazed window to the front.

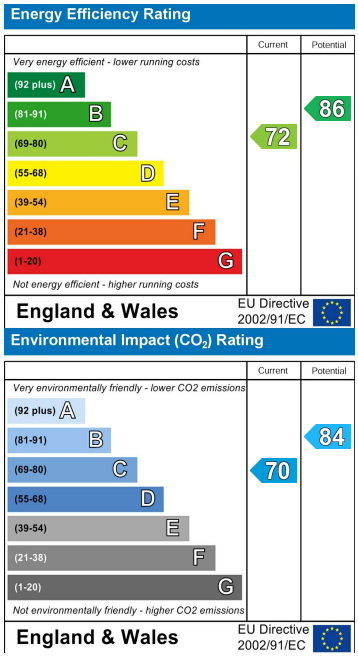
FAMILY BATHROOM
Incorporating a three piece suite comprising pedestal wash hand basin, low flush w.c. and panel bath with shower and screen over. Partially tiled walls, radiator and double glazed window.

SHOWER ROOM
Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush w.c. and recently replaced large shower cubical. Partially tiled walls, tiled floor, heated towel rail and air extractor.

OUTSIDE
There is a forecourt providing parking for three vehicles including a driveway to the single garage. The gardens are fenced to all sides and laid to lawn. To the rear, the garden is enclosed with an attractive patio and seating area with raised planters and rockery. An ornamental brick retaining wall and steps lead to a further garden laid to lawn.

SINGLE GARAGE
Housing utility connection points

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and continue over into Nottingham Road, Stapleford. Follow the road along and with the school playing fields on your left, turn left onto West Avenue. Take the first right onto Welch Avenue, following the road along, where the property can be found as the last house 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