Robert Ellis

look no further...

Trevone Avenue
Stapleford, Nottingham NG9 7HJ

A SURPRISINGLY SPACIOUS THREE BEDROOM CHALET STYLE DETACHED HOUSE

£229,950 Freehold

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Situated in a cul de sac in this highly regarded residential suburb, great for families and commuters alike as schools for all ages are within walking distance, including Fairfield and George Spencer Academies*. The A52 for Nottingham, Derby, Junction 25 of the M1 Motorway and the Nottingham Express Tram Park and Ride are a short drive away. The town centre of Stapleford is also within walking distance.

This property benefits from double glazing, gas fired central heating served from a combination, boiler and the accommodation comprises entrance hall, lounge/dining room to the front, fitted kitchen and ground floor double bedroom, which could equally be used as an additional reception room. The family bathroom is also located on the ground floor. To the first floor the landing provides access to two double bedrooms.

Situated in an elevated position with a driveway, garage and tiered rear gardens.

Offered for sale with no upward chain, only on viewing this property internally can the accommodation be fully appreciated.

ENTRANCE HALL
Double glazed window and front entrance door, stairs to the first floor with understairs storage cupboard and doors to all ground floor rooms.

LOUNGE/DINING ROOM
20'3" x 13'2" (6.19 x 4.02)
Coal effect gas fire with feature surround, radiator and double glazed bay window to the front.

KITCHEN
11'10" x 8'10" (3.62 x 2.7)
Incorporating a range of fitted wall, base and drawer units with roll edge work surfacing and inset 1½ bowl sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Plumbing and space for washing machine and dishwasher. Double glazed window and door to rear.

BEDROOM 3
11'10" x 10'11" (3.63 x 3.35)
This versatile room could also be used as an additional reception room if preferred. Radiator and double glazed window to the rear.

BATHROOM
Incorporating a three piece suite comprising pedestal wash hand basin, low flush w.c. and panel bath with electric shower over. Radiator and double glazed window.

FIRST FLOOR LANDING
Built-in storage cupboard housing Worcester gas combination boiler (for central heating and hot water.)

BEDROOM 1
13'1" x 11'7" (4 x 3.54)
Wardrobes, radiator and double glazed window to the front enjoying panoramic views over the surrounding area.

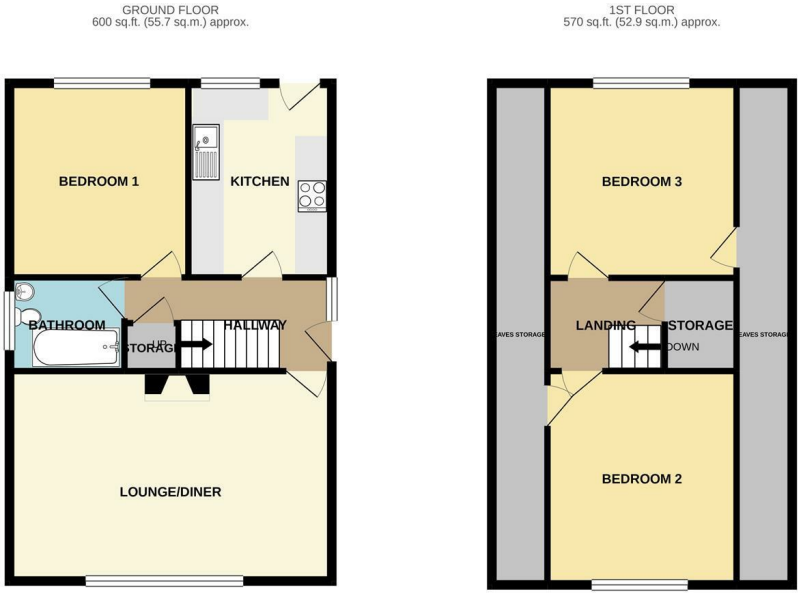
BEDROOM 2
12'0" x 11'6" (3.66 x 3.53)
Fitted wardrobes, radiator and double glazed window to the rear.

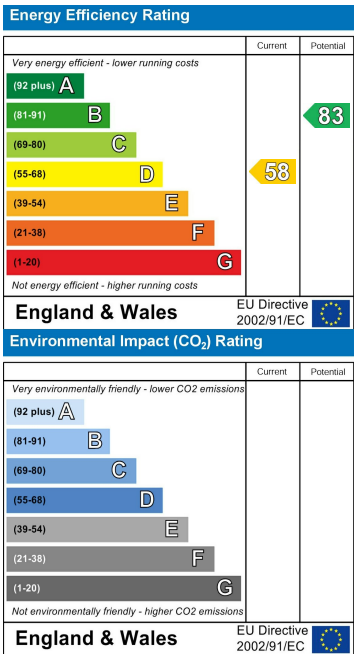
OUTSIDE
The property is set back from the road in an elevated position with tiered front garden. A drive to the side of the property leads to the front door and beyond, where there is a single garage. The rear garden is tiered and comprises a block paved patio and steps to a second tier with ornamental broken slate bed, Further steps then lead to a third tier which is laid to decking.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights in the centre of the town. Turn right onto Toton Lane and shortly after turn left onto Cliffe Hill Avenue, turning right onto Windsor Street. Turn second right onto Trevone Avenue where the property can be found on the left hand side.

Ref: 7285ps

*AGENTS NOTE
Any purchaser should confirm the current admission policies of the schools mentioned above.





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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