Robert Ellis

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Sefton Avenue
Stapleford, Nottingham NG9 8EA

A BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE.

£200,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS BAY FRONTED TWO/THREE BEDROOM SEMI DETACHED HOUSE.

We are seeking clarity as to the relevant permissions for the loft conversion regarding bedroom classification.

With accommodation over three floors comprising open porch to entrance hall with useful understairs storage pantry, bay fronted living room and open plan dining kitchen to the ground floor. The first floor landing provides access to two bedrooms, study space and shower room with a further staircase then rising from the study area up to the top floor attic room.

The property also benefits from gas fired central heating from combination boiler located in the back bedroom storage cupboard, double glazing, off-street parking and enclosed garden to the rear.

The property is located within close proximity of excellent nearby schooling for all ages. There is easy access to nearby open space (Hickings Lane park and Bramcote Park), as well as great transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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

OPEN PORCH
uPVC panel and double glazed front entrance door leading through to the hallway, decorative brickwork set within an archway shape.

ENTRANCE HALL
12'7" x 5'7" (3.85 x 1.72)
Staircase rising to the first floor with decorative open spindle balustrade, useful understairs storage pantry, radiator, laminate flooring, alarm control panel, storage cupboard. Doors to living room and dining kitchen.

LIVING ROOM
13'0" x 11'0" (3.98 x 3.36)
Double glazed bay window to the front (with fitted blinds), radiator, coving, picture rain, wall light points, full width brick and tile fireplace incorporating four bar gas fire, media points.

DINING KITCHEN
17'1" reducing to 10'6" x 11'7" (5.21 reducing to 3.22 x 3.54)
The kitchen area comprises a matching modern handleless range of fitted soft closing base and wall storage cupboards with square edge work surfacing incorporating single sink and draining board with central swan neck mixer tap. Fitted four ring hob with extractor over, in-built eye level oven, integrated fridge and freezer, plumbing for washing machine, double glazed window to the rear (with fitted blinds), laminate flooring, coving, opening through to the dining area with ample space for dining table and chairs, matching laminate flooring, radiator, coving, electric ceiling fan, sliding double glazed patio doors (with fitted blinds) opening out to the rear garden.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted blinds), decorative open spindle balustrade. Doors to both bedrooms and shower room, archway opening through to the study area.

BEDROOM ONE
11'6" x 8'2" to wardrobes (3.52 x 2.51 to wardrobes)
Double glazed window to the front (with fitted blinds), radiator, coving. Fully fitted sliding door wardrobes to one wall with shelving and hanging space.

BEDROOM TWO
12'7" x 9'6" (3.84 x 2.90)
Double glazed window to the rear (with fitted blinds) overlooking the rear garden, fitted double wardrobe with matching overhead storage cupboard, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), coving, radiator.

SHOWER ROOM
7'10" x 5'2" (2.39 x 1.59)
Three piece suite comprising walk-in tiled shower cubicle with electric shower and glass shower screen, matching door with chrome edging, wash hand basin, low flush WC. Fully tiled walls, chrome ladder towel radiator, double glazed window to the side (with fitted blinds), coving.

STUDY AREA
8'2" x 6'7" (2.49 x 2.03)
Double glazed window to the front (with fitted blinds), radiator, turning staircase rising to the top floor.

TOP FLOOR LANDING
Panel and glazed door to attic bedroom.

ATTIC BEDROOM
17'0" x 6'11" (5.19 x 2.13)
Double glazed window to the side, radiator, useful eaves storage space to either side of the room. (We are seeking clarity regrading the permissions for the loft extension as to whether a bedroom classification can be given. We ask that you further confirm this information with your solicitor prior to completion.)

OUTSIDE
To the front of the property there is a lowered kerb entry point to a block paved driveway providing off-street parking for two cars, fenced in boundary lines with concrete posts and gravel boards, pedestrian gated access leading down the right hand side of the property into the rear garden.

TO THE REAR
The rear garden is of a good overall size with an initial paved patio area (ideal for entertaining), timber storage shed sat just off the patio. The garden then opens out to a lawn section being enclosed by timber fencing and hedgerows to the boundary line with a planted array of mature bushes and shrubbery. An external water tap and lighting point, pedestrian gated access back to the front.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, at the Roach traffic lights turn left onto Church Street. At the bend in the road, turn left onto Hickings Lane and proceed past the entrance to the park. Take the second right hand turn after the park onto Sefton Avenue and the property can be found immediately on the right hand side.

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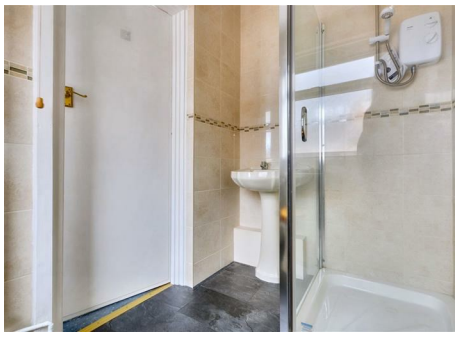

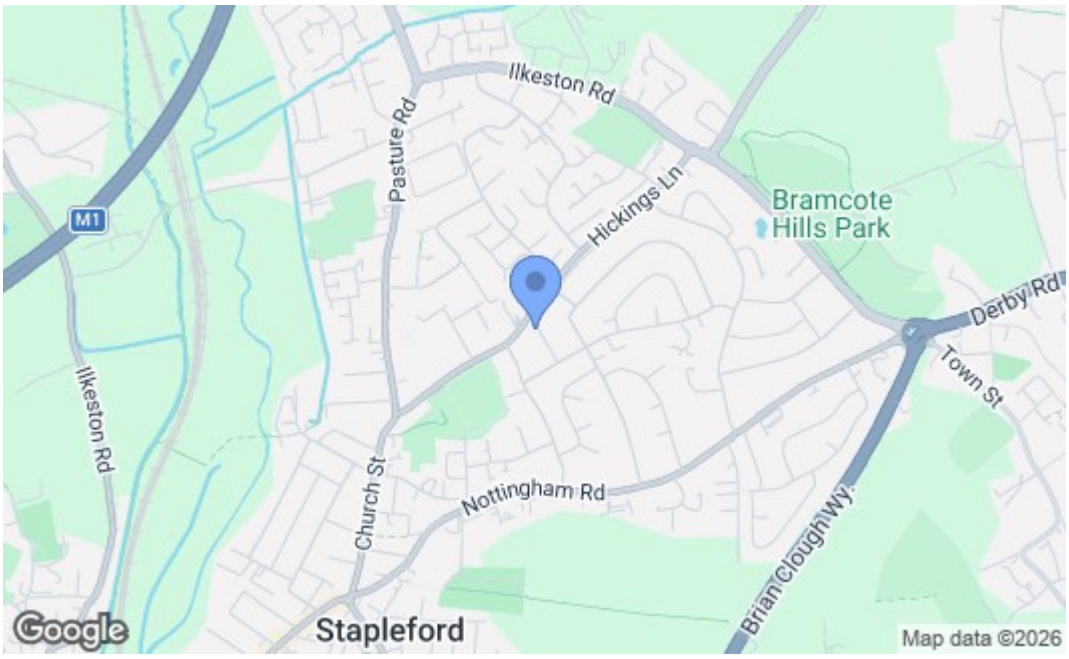

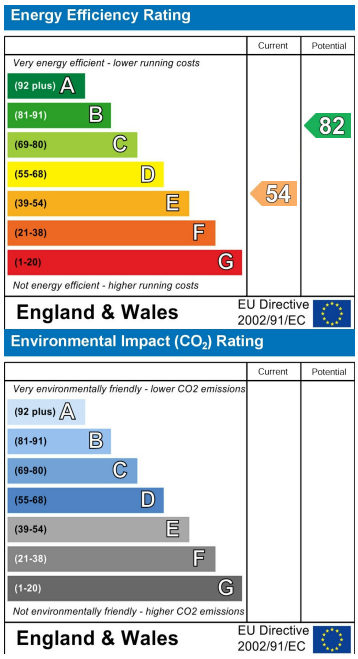

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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