



Trevone Avenue  
Stapleford, Nottingham NG9 7HJ

A SURPRISINGLY SPACIOUS THREE  
BEDROOM CHALET STYLE DETACHED  
HOUSE

**£229,950 Freehold**



## A SURPRISINGLY SPACIOUS THREE BEDROOM CHALET STYLE DETACHED HOUSE.

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.

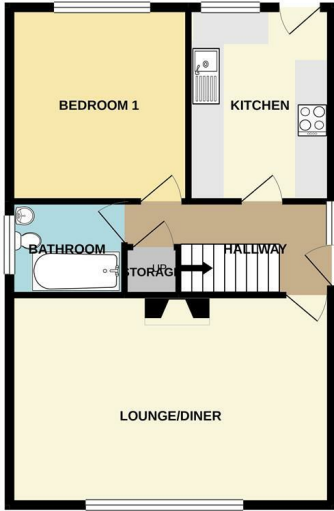
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### \*AGENTS NOTE

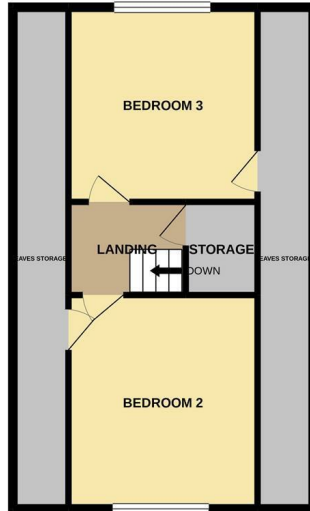
Any purchaser should confirm the current admission policies of the schools mentioned above.



GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR  
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 1169 sq.ft. (108.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-assignment. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.