Robert Ellis

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A FOUR BEDROOM DETACHED HOUSE.

Cyril Avenue
Stapleford, Nottingham NG9 8FQ

£275,000 Freehold

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A particularly deceptive four bedroom detached house.

A first glance is not nearly enough to fully appreciate the size and space this property has to offer. Full of character and offering a traditional feel. The property benefits from double glazing (except sun lounge) and gas fired central heating serviced from a combination boiler (installed in Winter 2021). There is an integral single garage to the front elevation. This was most probably originally a front reception room to the property and could be converted back if so desired (subject to the usual permissions, etc).

The internal accommodation comprises porch, hallway, dining room opening into the living room, sun lounge, kitchen, rear lobby and ground floor cloaks/WC. To the front floor, the landing provides access to three of the bedrooms and there is a rear lobby which gives access to a further bedroom and bathroom/WC.

The property boasts pleasant and particularly private rear gardens, with a courtyard style patio area, landscaped lawn, rockery and bedding. Conveniently situated a stone's throw from Stapleford town centre, offering local shops, amenities and a regular bus service linking Nottingham/Derby. There are good schools for all ages within walking distance and those wishing to commute further afield, the A52, Junction 25 of the M1 motorway and park/ride for the Nottingham tram are all within easy reach.

Offered for sale with NO UPWARD CHAIN, this property would make a fantastic long term family home. Only upon viewing the property internally can the space and accommodation be fully appreciated.

ENTRANCE PORCH
Double glazed window, front entrance door, original half-tiled walls. Door and window to hallway.

HALLWAY
Stairs to the first floor, door to garage and door to dining room.

DINING ROOM
12'5" x 12'0" (3.81 x 3.68)
Inset multi fuel fire, access to large understairs store cupboard, kitchen and double doors to sun lounge. Open to living room.

LIVING ROOM
12'6" x 12'4" (3.83 x 3.77)
Inset cast iron multi fuel fire, radiator and window to sun lounge.

SUN LOUNGE
12'1" x 6'4" (3.7 x 1.94)
Single glazed construction with hard wood frames, wall mounted independent gas heater, door to rear garden.

KITCHEN
8'2" x 8'2" (2.5 x 2.5)
Wall and base units with work surfacing, stainless steel sink unit with single drainer. Gas cooker point, wall mounted Baxi combination boiler installed 2021 (for central heating and hot water). Plumbing for washing machine, double glazed window and door to rear lobby.

REAR LOBBY
Double glazed rear exit door and door to cloaks/WC.

CLOAKS/WC
Incorporating a low flush WC. Double glazed window.

FIRST FLOOR LANDING
16'9" x 6'9" (5.11 x 2.08)
Radiator, doors to three of the bedrooms and access to rear lobby.

BEDROOM ONE
12'5" x 12'3" (3.8 x 3.75)
Radiator, double glazed window to the front.

BEDROOM TWO
12'4" x 12'1" (3.76 x 3.7)
Radiator, double glazed window to the rear.

BEDROOM THREE
7'10" x 6'7" (2.4 x 2.03)
Radiator, double glazed window to the front.

REAR LOBBY
7'10" x 4'5" (2.4 x 1.37)
Fitted cupboards, doors to bedroom four and bathroom.

BEDROOM FOUR
7'1" x 6'6" (2.17 x 2)
Radiator, double glazed window to the rear.

BATHROOM
10'4" x 4'8" (3.17 x 1.43)
Three piece suite comprising wash hand basin, low flush WC and panel bath with electric shower over. Double glazed window.

GARAGE
15'3" x 12'3" (4.67 x 3.75)
This would originally have been the front reception room to the property when built. Evidence of this can be seen in the original coving to the ceiling. Radiator and up and over door to the front.

OUTSIDE
To the front there is a small garden and limited depth driveway leading to the garage. There is gated pedestrian access to the side of the house into the rear garden. The rear garden is enclosed and attractively landscaped with a courtyard style patio area, steps and pathway leading to a lower garden which is laid to lawn, with further patio area, well tended flower and shrub beds and rockery.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, turn almost immediately right onto Warren Avenue. Turn right onto Cyril Avenue and continue along the road bearing left and the property can be found on the left hand side.

Ref: 7755PS

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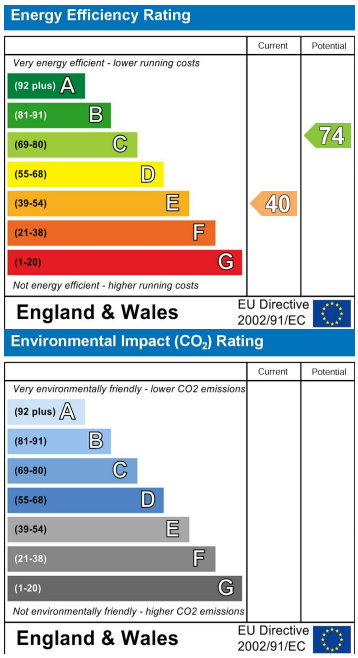

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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