



Offers In The Region Of £340,000

8 STANSTEAD AVENUE | | NOTTINGHAM | NG5 5BL

**BuckleyBrown**  
ESTATE AGENTS

**YOUR NEXT MOVE...** This beautifully presented five-bedroom detached property offers spacious and versatile living, ideally situated in the sought-after area of Nottingham. Perfect for families, this home blends comfort, practicality, and style across two generous floors.

Step into a welcoming entrance hallway that leads to the kitchen, which is fitted with a range of contemporary cabinetry, ample worktop space, and integrated appliances, making it a practical and stylish hub for everyday cooking and family gatherings. A separate utility room offers additional storage, while a ground floor WC adds further convenience. The heart of the home is the open-plan living and dining area, a bright and sociable space ideal for both entertaining and relaxing. The living room features a stunning fireplace, creating a cosy focal point. This flows seamlessly into the dining area, which in turn opens into the conservatory—a light-filled retreat with surrounding windows and french doors that open out to the rear garden, bringing the outdoors in. Also located on the ground floor is the first of five bedrooms, offering versatility as a guest room, home office, or snug.

Upstairs, the first floor hosts four bedrooms, all generously sized and filled with natural light. The master bedroom offers the luxury of fitted wardrobes. Just off the landing you will find the bathroom which is fitted with a modern three piece suite.

The property sits proudly behind a brick wall boundary with gated access to a private driveway, providing off-street parking for multiple vehicles. The front garden is neatly landscaped with a well-maintained lawn and mature shrubbery that enhances the home's curb appeal. To the rear, a decked seating area offers a perfect spot for outdoor dining or relaxing in the sun, while the laid lawn provides space for those outdoor activities. The entire rear garden is enclosed with secure fencing, ensuring privacy.

Call today to view!!!





#### Porch/ Entrance Hall

Surrounding doors provide access into;

#### Kitchen 16'4" x 8'10"

Complete with a matching range of wooden cabinetry and ample worktop space. It features an inset sink and drainer, integrated oven, electric hob with hood over and space for appliances. With a window and door to the rear elevation.

#### Utility Room 7'3" x 4'10"

Complete with cabinetry and worktop space with further space for appliances.

#### WC

Complete with a low flush WC and hand wash basin.

#### Dining/ Living Room 15'8" x 25'3"

Complete with a feature fireplace, window to front elevation and a door providing access into the conservatory. This room

offers an open plan design between the living and dining room, with ample space for your furnishings.

#### Conservatory 12'9" x 9'0"

complete with surrounding windows and doors, offering a versatile space that can be utilised to suit your needs.

#### Bedroom Five 10'4" x 8'00"

Complete with carpeted flooring, central heating radiator and double doors to the front elevation.

#### Landing

Surrounding doors provide access into;

#### Bedroom One 10'11" x 13'1"

Complete with carpeted flooring, central heating radiator and a window to the front elevation. This room benefits from built in wardrobes.



#### Bedroom Two 10'0" x 12'0"

Complete with carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bedroom Three 7'9" x 13'1"

Complete with carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bedroom Four 7'10" x 10'11"

Complete with carpeted flooring, central heating radiator and a window to the front elevation.

#### Bathroom 8'9" x 5'6"

Complete with a three piece suite including a bath with an over head shower, low flush WC and hand wash basin. With a window to the rear elevation.

#### Outside

The front of the property features a

surrounding brick wall with gates providing access to a driveway, complemented by a well-maintained lawn and established shrubbery. To the rear, there is a decked seating area perfect for outdoor relaxation, a laid lawn, and secure surrounding fencing offering privacy.

#### Additional Information

The property is ideally situated with excellent transport links, and is conveniently close to a range of amenities including schools, shops, leisure centres, and gyms. Outdoor enthusiasts will appreciate the proximity to Bestwood Country Park and Bulwell Golf Course, perfect for weekend strolls or a round of golf.

The property benefits from new doors and windows.

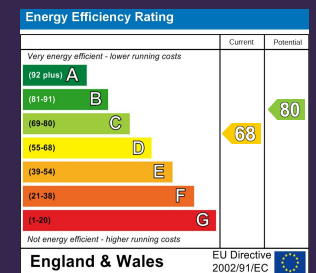




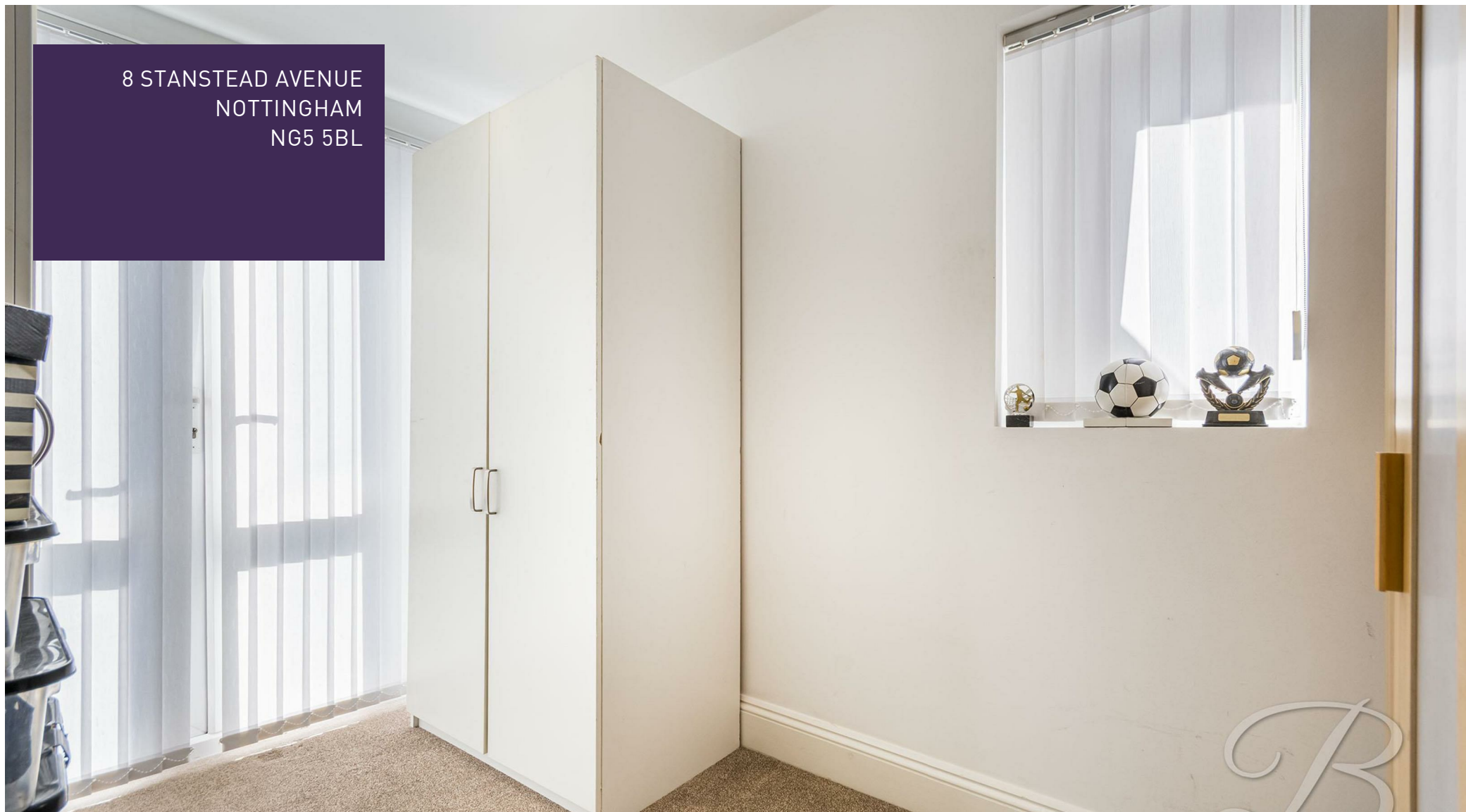
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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