



## 3 bedroom Detached House located in Stapleford.

Asking Price Of  
£310,000

Find us on..



**M** | **MERRITT ESTATES**  
LETTINGS & PROPERTY MANAGEMENT



# 18 Trevone Avenue Stapleford Nottingham NG9 7HJ

## FLOORPLAN

### PROPERTY SUMMARY

This well-presented detached home offers charm, sophistication, and an unbeatable location. Situated in a highly sought-after area, the property enjoys excellent transport links, top-rated schools, and local amenities.

Inside, the home features a spacious and light-filled reception room, complete with large windows, wood flooring, and picturesque garden views, perfect for both relaxation and entertaining. The kitchen, also overlooking the garden, provides an inviting space.

The property offers three well-appointed bedrooms, making it ideal for families. The first and second bedrooms are generous doubles, with the primary bedroom boasting stunning views. The third bedroom, a comfortable single, is well-suited for a children's room, guest space, or home office. A sleek, modern bathroom with a double shower enclosure adds to the homes contemporary appeal.

Externally, the property benefits from ample parking and scenic surroundings. Its prime location near the M1 ensures a hassle-free commute, while the abundance of shops, restaurants, and leisure facilities nearby guarantees convenience and entertainment.

With its immaculate condition, thoughtfully designed living spaces, and excellent connectivity, this home offers the perfect balance of modern comfort and vibrant community living an exceptional choice for families and professionals alike.

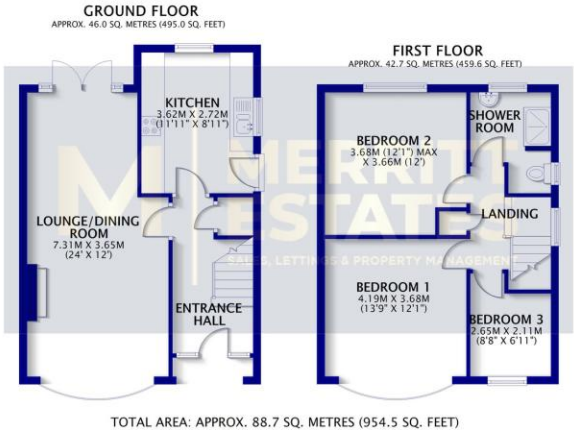
These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

We hold independent redress with The Property

**CONTACT**  
**Q106 The Quadrant, Nuart Road, Beeston, Nottingham,**  
**Nottinghamshire, NG9 2NH**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



3



1



2



D

