



West Avenue  
Stapleford, Nottingham NG9 8DY

**£220,000 Freehold**

A TRADITIONAL BAY FRONTED THREE  
BEDROOM SEMI DETACHED HOUSE.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION. NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hall, living room, full width dining kitchen and conservatory. The first floor landing provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking and generous enclosed garden to the rear.

The property is situated favourably within close proximity of excellent nearby schooling for all ages, good transport links including the A52 and M1, shopping facilities including nearby Aldi superstore, healthcare including that of Hickings Lane Medical Centre, as well as open space (ideal for families).

We believe the property will make an ideal first time buy or young family home and therefore highly recommend an internal viewing.



## HALL

5'4" x 2'11" (1.64 x 0.90)

Composite front entrance door, staircase rising to the first floor, radiator, parquet style flooring, alarm control panel. Door to living room.

## LIVING ROOM

13'8" x 13'4" (4.18 x 4.08)

Double glazed bay window to the front, radiator, coving, laminate flooring, radiator, media points, Adam-style fire surround with marble insert and hearth housing inset coal fire.

## DINING KITCHEN

19'0" x 11'3" (5.81 x 3.43)

The kitchen area comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl sink unit with draining board and central pull-out spray hose mixer tap. Fitted five ring gas hob with a 'Zanussi' extractor fan over, in-built double oven, space for full height fridge/freezer and plumbing for washing machine. Integrated 'Indesit' dishwasher, coving, spotlights, double glazed window to the rear (with fitted roller blind), laminate flooring, opening through to a spacious dining area with ample space for dining table and chairs, radiator, matching laminate flooring, coving, full height double storage cupboard, opening through to the conservatory.

## CONSERVATORY

9'3" x 6'11" (2.82 x 2.13)

Brick and double glazed construction with sloping polycarbonate ceiling, double glazed French doors opening out to the rear garden, double glazed windows to the side and rear, and laminate flooring.

## FIRST FLOOR LANDING

Decorative wood spindle balustrade, double glazed window to the side, coving, spotlights, loft access point to a partially boarded, lit and insulated loft space. Doors to all bedrooms and bathroom.

## BEDROOM ONE

11'3" x 11'1" (3.45 x 3.39)

Double glazed window to the rear overlooking the rear garden, radiator, coving, spotlights and fitted double wardrobe with matching overhead storage cupboard which also houses the gas fired combination boiler (for central heating and hot water purposes).

## BEDROOM TWO

11'8" x 8'9" (3.56 x 2.69)

Double glazed window to the front, radiator, coving, spotlights, two fitted full height wardrobes to either side of a bed space.

## BEDROOM THREE

8'1" x 6'11" (2.47 x 2.11)

Double glazed window to the front, radiator.

## BATHROOM

5'6" x 5'1" (1.69 x 1.57)

Three piece suite comprising panel bath with glass shower screen, mixer tap and electric shower over, push flush WC, wash hand basin with mixer tap, decorative tiled splashbacks. Double glazed window to the side, wall mounted 'Dimplex' fan, coving, spotlights, extractor fan.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a driveway to the front with dwarf brick boundary wall, giving screening from the road side, pedestrian gated access then leads down the side of the property into the rear garden. The rear garden is enclosed by timber fencing with concrete posts and gravel boards. This is a good overall size with an initial paved patio seating area (ideal for entertaining), stepping stone style pathway then provides access to the foot of the plot where there is another full width patio area to the rear part of the garden. The garden also benefits from a lawn section, decorative gravel stones, outside water tap, lighting point and pedestrian access back to the front. Garden shed and outside power.

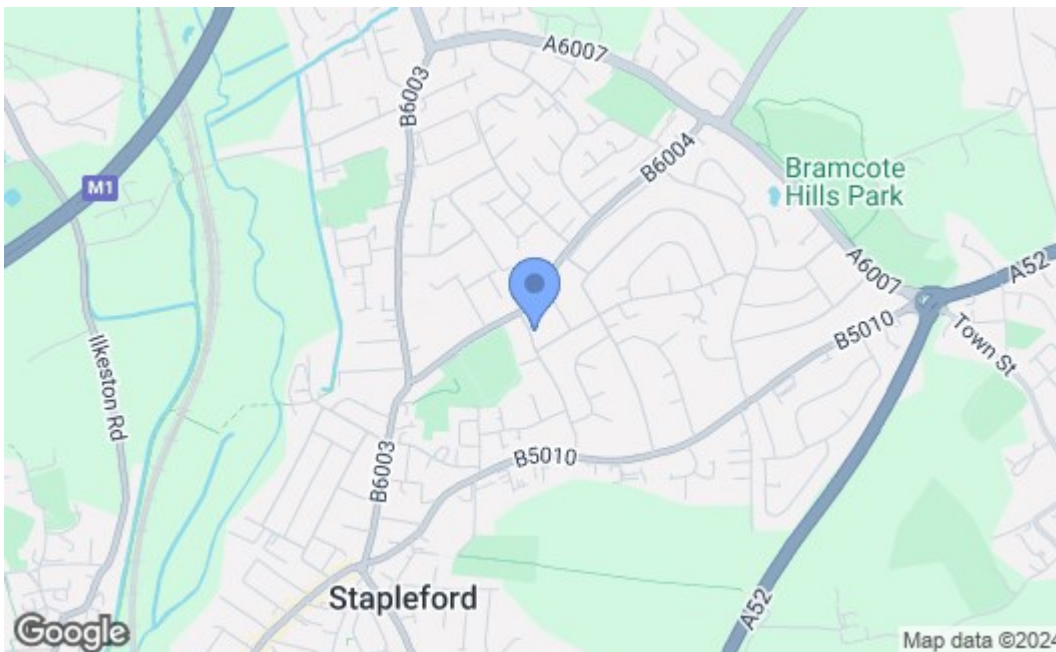
## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights, turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane and proceed past the entrance to the park and take the first right hand turn onto West Avenue. The property can then be found on the left hand side, identified by our For Sale board.

## COUNCIL TAX

Broxtowe Borough Council Band B.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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.