



**Revill Crescent**  
**Stapleford, Nottingham NG9 8EH**

**£285,000 Freehold**

A TOTALLY RENOVATED THREE BEDROOM  
SEMI DETACHED HOUSE OFFERED FOR  
SALE WITH NO UPWARD CHAIN.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TOTALLY RENOVATED THREE BEDROOM SEMI DETACHED HOUSE POSITIONED IN A CUL DE SAC. BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hall, living room with media wall, open plan dining kitchen, rear lobby, utility room and WC. The first floor landing then provides access to three bedrooms and a family bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, spacious driveway providing off-street parking and generous private rear garden.

The property has undergone a total program of renovations throughout, including new kitchen, new bathroom, re-wire, new floor coverings and full decoration.

The property is positioned within a quiet cul de sac offering easy access to nearby amenities, including Aldi and further shops, services and amenities in Stapleford town centre. There is also easy access to a vast array of nearby schooling for all ages, as well as good transport links to and from the surrounding area, including the i4 bus service, A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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



## ENTRANCE HALL

9'6" x 5'9" (2.91 x 1.77)

uPVC panel and stained glass front entrance door, double glazed window to the side, staircase rising to the first floor, useful understairs meter cupboard, radiator, LVT flooring, oak panel and glazed door leading to the kitchen diner.

## KITCHEN DINER

22'0" x 10'7" (6.71 x 3.23)

The kitchen area comprises a newly fitted range of matching sage coloured base and wall storage cupboard and drawers, with marble style square edge work surfacing with matching splashboards and overhanging breakfast bar, fitted four ring hob with extractor over and oven beneath, integrated fridge and freezer, space and plumbing for a slimline dishwasher, single sink and draining board with feature gold effect swan-neck mixer tap, LED spotlights, double glazed windows to both the side and rear letting in lots of natural light, feature Victorian style radiator, traditional radiator to the dining area where there is ample space for dining table and chairs, as well as the overhanging breakfast bar space, double glazed French doors opening out to the rear garden, LVT flooring, opening through to the living room, oak panel and glazed door to the rear lobby. Oak internal door to the understairs storage pantry where the LVT flooring continues, housing the water meter, double glazed window to the side and LED spotlight.

## LIVING ROOM

14'10" x 10'4" (4.53 x 3.17)

Double glazed window to the front, radiator, media wall with built-in shelving and plug sockets.

## REAR LOBBY

5'8" x 3'9" (1.73 x 1.15)

uPVC panel and double glazed side exit door to outside with full height double glazed window to the side of the door, LED lighting, LVT flooring, opening through to the utility.

## UTILITY

8'0" x 5'1" (2.45 x 1.56)

Matching to the kitchen sage coloured soft closing storage cupboards with marble style worktops, splashboards, space and plumbing for washing machine and stacked tumble dryer, radiator, LVT flooring, LED spotlights, door to WC.

## WC

5'1" x 2'8" (1.56 x 0.83)

Modern white newly fitted two piece suite comprising push flush WC and wash hand basin with mixer tap and tiled splashbacks. Double glazed window to the rear, radiator, LVT flooring, LED spotlight.

## FIRST FLOOR LANDING

Double glazed window to the side, loft access point, doors to all bedrooms and bathroom.

## BEDROOM ONE

12'11" x 11'4" (3.95 x 3.47)

Double glazed window to the front, radiator.

## BEDROOM TWO

13'3" x 8'1" (4.04 x 2.48)

Double glazed window to the rear overlooking the rear garden, radiator. Boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes.

## BEDROOM THREE

9'3" x 8'5" (2.84 x 2.57)

Double glazed window to the front, radiator, useful storage closet with shelving and hanging rail.

## BATHROOM

7'10" x 5'3" (2.40 x 1.62)

Newly fitted white three piece suite comprising "P" shaped bath with feature glass shower screen, central mixer tap, dual attachment gold effect mains shower, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Decorative tile splashbacks surrounding the bath and sanitaryware, double glazed window to the rear, LED spotlights, extractor fan, towel radiator.

## OUTSIDE

To the front of the property, there is access via a lowered kerb, extensive gravel driveway, comfortably providing off-street parking for 5/6 vehicles, initial block paved entrance and decorative black ice surrounding the drive, paved pathway leading to the front entrance door, which continues down the left hand side of the property providing further access to the side and rear.

## TO THE REAR

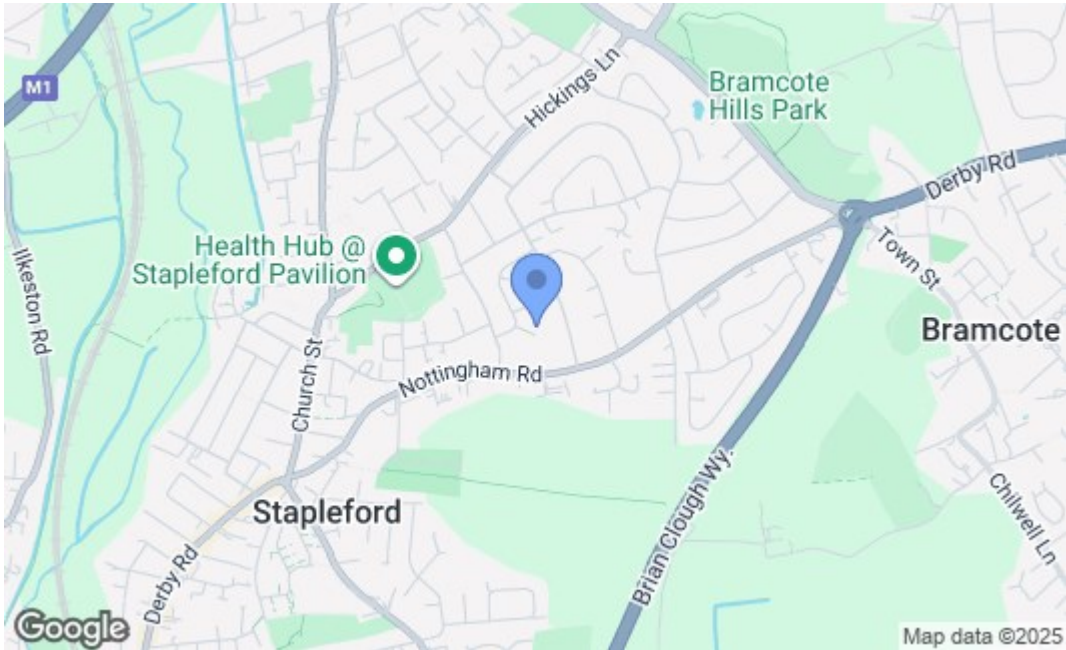
The rear garden is of a good overall proportion, triangular in shape with a good size initial stone patio area (ideal for entertaining). This leads onto a shaped garden lawn with planted flowerbeds and borders housing a variety of bushes and shrubbery. Down the side of the house, there is an external water tap, as well as an outside lighting point.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Head in the direction of Bramcote before taking an eventual left hand turn onto West Avenue (just after the school playing field). Take the first right onto Welch Avenue. Take the first right into the cul de sac of Revill Crescent and the property can be found on the left hand side, identified by our For Sale board.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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		
England & Wales 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.