

Trevone Avenue
Stapleford, Nottingham NG9 7HJ

£295,000 Freehold

A TRADITIONAL DOUBLE HEIGHT BAY
FRONTED DETACHED FAMILY HOUSE
OFFERED FOR SALE WITH NO UPWARD
CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF NO UPWARD OF BEING SOLD WITH NO UPWARD CHAIN THIS TRADITIONAL WESTERMAN HOMES CONSTRUCTED MID 1950'S DOUBLE HEIGHT BAY FRONTED DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL NO-THROUGH ROAD LOCATION.

With accommodation over two floors, the ground floor comprises entrance porch leading through to entrance hallway, spacious bay fronted living room, conservatory, dining room and kitchen. The first floor landing then provides access to three bedrooms and a spacious bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, garage and enclosed rear garden.

The extension beyond the garage gives the property gives extra space compared to neighbouring properties and now boasts three separate reception areas including the spacious living room, separate dining room and conservatory.

The property is located within a residential cul de sac location within easy reach of excellent nearby schooling for all ages. There is also easy access to good transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout. There is also easy access to the town centre amenities.

We believe the property will make an ideal long term family home and we highly recommend an internal viewing.



PORCH

6'11" x 1'8" (2.13 x 0.52)

uPVC panel and double glazed front entrance door set within a decorative archway with double glazed windows to either side and above the door, tiled floor, further central uPVC panel and double glazed inner entrance door leading through to the hallway with full height double glazed windows to either side.

HALL

13'4" x 6'11" (4.07 x 2.11)

Stained and varnished wooden flooring, alarm control panel (not tested), telephone point, radiator, staircase rising to the first floor with wooden post and balustrade and inset feature railings, doors through to the living room and dining room, further door to the understairs pantry with window to the side (not double glazed), lighting point, shelving and also housing the gas and electricity meters.

LIVING ROOM

27'7" x 12'0" (8.43 x 3.67)

Feature double glazed five bay window to the front with curved bay radiator, additional radiator, wall light points, coving, media points, central chimney breast incorporating a brick and Cornish slate fireplace with media shelving and storage, coal effect fire, part panelling to the chimney breast and adjacent wall, sliding uPVC double glazed patio doors opening out to the conservatory.

CONSERVATORY

9'6" x 5'8" (2.92 x 1.75)

Brick and double glazed construction with sloping ceiling, tiled floor, uPVC panel and double glazed exit door (with inset fitted blinds).

DINING ROOM

12'4" x 8'10" (3.76 x 2.71)

Stained and varnished wooden flooring, radiator, display plate rack, coving, sliding double glazed patio doors opening out to the patio, fitted storage cabinets with shelving above, two separate archways opening through to the kitchen.

KITCHEN

18'7" x 8'6" (5.67 x 2.61)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with granite-style roll top work surfaces incorporating one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks. Included is the range cooker incorporating five ring gas burners, two ovens, grill and extractor canopy over, glass fronted crockery cupboards, tiled floor, plumbing and space for the washing machine, double glazed window to the rear, aluminium and double glazed exit door. Sunlight window, personal access door into the garage.

FIRST FLOOR LANDING

Double glazed window to the side, doors to all bedrooms and bathroom. Boiler cabinet housing the gas fired combination boiler (for central heating and hot water purposes). Loft access point with aluminium pull-down loft ladder to a partially boarded and insulated loft space. Wood spindle post and balustrade with metal feature railings.

BEDROOM ONE

14'3" x 10'11" (4.35 x 3.35)

Double glazed bay window to the front making the most of the far reaching views beyond over towards Sandiacre and Cloudside Farm, radiator, coving, range of fitted wardrobes and shelving to one wall.

BEDROOM TWO

13'1" x 12'4" (4 x 3.78)

Double glazed window to the rear overlooking the rear garden, radiator, fixed shelving, fitted double wardrobe and drawers.

BEDROOM THREE

8'6" x 6'11" (2.61 x 2.12)

Double glazed window to the front making the most of the views beyond, coving, radiator, fitted roller blind to the window, fixed shelving.

BATHROOM

8'11" x 6'9" (2.72 x 2.07)

Modern white three piece suite comprising "P" shaped bath with easy access foldaway bath door, curved glass shower screen, mixer tap and shower attachment over, wash hand basin with mixer tap and storage drawers and cabinets beneath, hidden cistern push flush WC. Double glazed windows to both the side and rear (the rear with fitted shutters), tiling to the walls, two wall light points, radiator.

GARAGE

Up and over door to the front, lighting point, shelving, personal access door leading back into the kitchen.

OUTSIDE

To the front of the property there is a lowered kerb entry point leading to a block paved driveway providing off-street parking which in turn leads to the garage. The block paving continues around the front of the property providing access to the front entrance door and runs parallel with the front garden which has a central lawn section with two rockery beds to either side housing a variety of bushes and shrubbery.

TO THE REAR

The rear garden is enclosed with a lower paved patio area (ideal for entertaining), sloped rockery bed incorporating a variety of bushes, shrubs, plants and palm tree, ornamental pond. The top part of the garden has a secondary raised patio area, adjacent lawn also with planted beds and borders housing a variety of bushes and shrubbery. Within the garden there is an external water tap and lighting point.

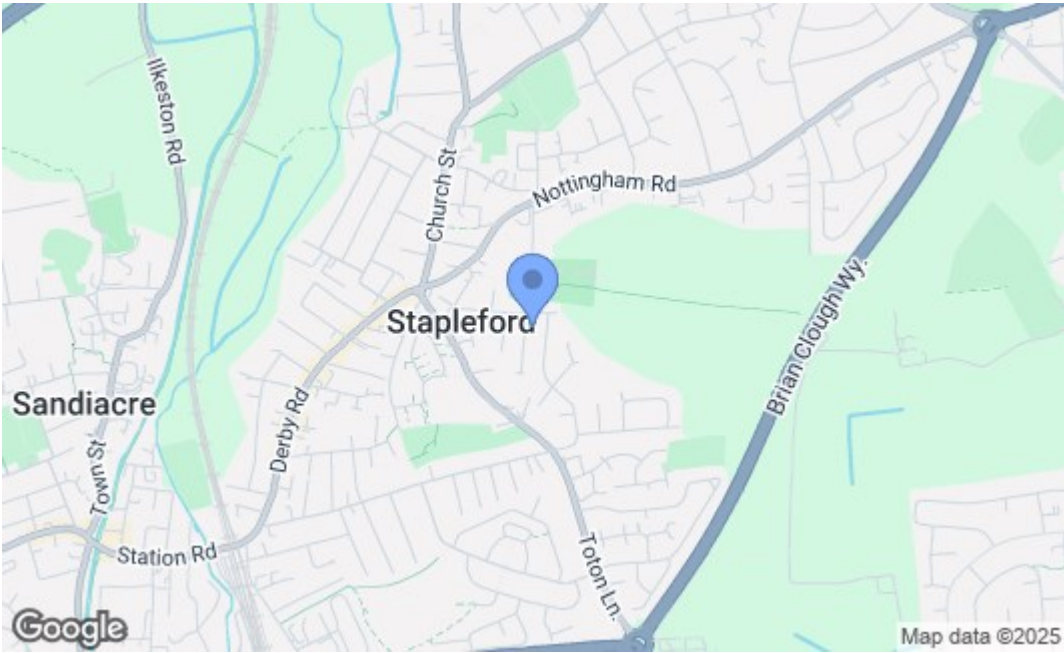
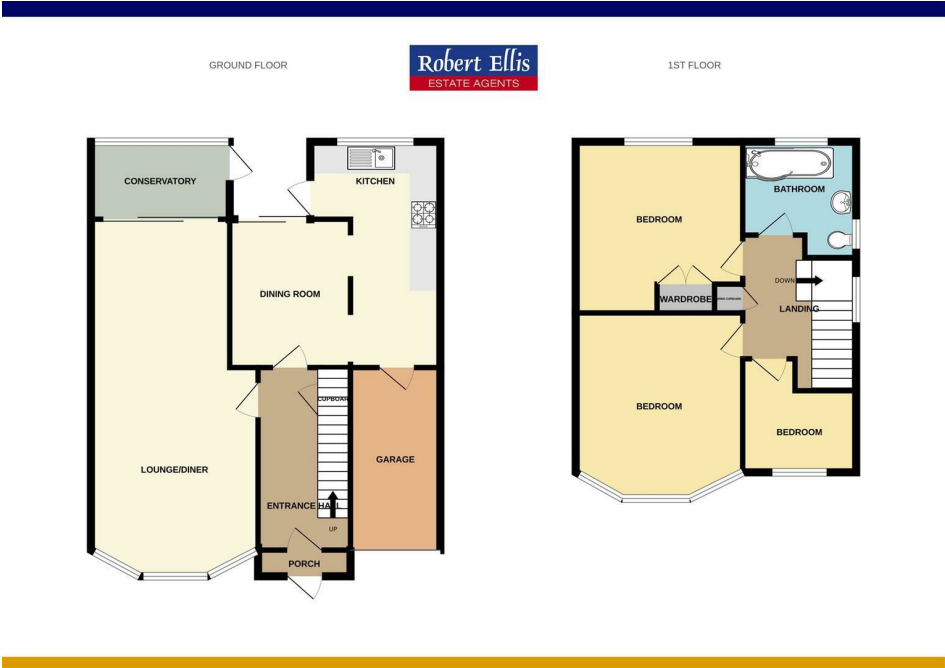
DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn right onto Toton Lane. Passing the entrance to Fairfield School, take a left hand turn onto Blake Road. Follow the bend in the road to the left, continue to the top of Blake Road before turning left onto Windsor Street. Take the first left into the cul de sac of Trevone Avenue and the property can be found on the left hand side, identified by our For Sale board.

AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	75
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.