



Midland Avenue  
Stapleford Nottingham



### Property Description

A beautifully presented traditional double bay fronted and extended three bedroom semi detached family home situated in this favoured and established catchment location. The property enjoys a convenient location and has a gas fired central heating system with combi boiler and double glazing, as well as off-street parking and a generous, well landscaped rear garden. The property offers easy access to excellent nearby schooling for all ages, good transport links, shopping facilities and outdoor space. In brief the accommodation comprises:- Entrance hall, two reception rooms (Dining room has wide opening to kitchen providing an open plan feel and utility room. To the first floor are three well proportioned bedrooms, master with a range of Sharps wardrobes, bedroom two with fitted wardrobes and a re-fitted family shower room with modern white suite. Outside:-To the front of the property is a driveway which leading down the side of the property providing off-street parking. The front garden is low-maintenance with planted hedgerow to the boundary line, paved pathway providing access to the front entrance door, external lighting, decorative white stones. The rear garden is enclosed timber fencing and brick wall to the boundary line, incorporating an initial paved patio area (ideal for entertaining). A central low maintenance artificial lawn with pathway leading to timber storage shed. To the end of garden is an additional raised patio seating area.

### Entrance Hallway

Recently re-fitted composite and double glazed front entrance door, carpeted stairs to the first floor with decorative timber spindle balustrade, radiator, laminate flooring, useful understairs store incorporating upgraded electrical consumer unit, double glazed window to the side, wall light point. Internal oak panel doors lead through to the living room and dining room.

### Living Room

Double glazed bay window to the front (with three individual blinds), radiator, media points, feature Karndean herringbone flooring, chimney breast incorporating surround with stone effect electric fire, decorative coving, wall mounted storage shelving.

### Dining Room

Radiator, decorative exposed painted brickwork to one wall, laminate flooring, breakfast bar and wide opening to kitchen providing an open plan living/dining/kitchen space.

### Kitchen

The kitchen comprises a matching range of fitted base and wall units with granite style roll top work surfaces incorporating one and a half bowl sink and drainer with extendable mixer tap. Fitted four ring gas hob with extractor over and double oven, plumbing and space for dishwasher, tiled splashbacks, double glazed window to the rear overlooking the rear garden (with fitted roller blind), UPVC panel and double glazed door to side elevation, tile effect flooring, opening through to the utility room.

### Utility Room

Space for a double size American fridge/freezer (potentially available via separate negotiation), plumbing and space for under-counter washing machine and tumble dryer, granite effect roll top work surface space above, double glazed window to the side (with fitted roller blind), tile effect flooring to match the kitchen, radiator.

### First Floor Landing

Double glazed window to the side. Doors to all bedrooms and shower room. Decorative timber open spindle balustrade. Loft access point via a wooden pull-down loft ladder to an insulated loft space.

## Bedroom One

Double glazed bay window to the front (with three individually hung fitted blinds), radiator, range of fitted floor to ceiling Sharps wardrobes to one wall.

## Bedroom Two

Double glazed window to the rear overlooking the rear garden, radiator, range of fitted double wardrobes and matching overhead storage cupboards to one wall.

## Bedroom Three

Double glazed window to the front (with fitted blinds), radiator, laminate flooring.

## Shower Room

Three piece suite comprising large walk-in tiled shower cubicle with oversized glazed screen, built-in shelving, mains drench shower and additional handheld shower attachment, wash hand basin fitted to vanity unit with chrome mixer tap over and storage beneath, tiled splashbacks, push flush WC. Wall mounted chrome ladder towel radiator, double glazed window to the rear, spotlights, boiler cupboard housing the gas fired combination boiler providing domestic hot water and central heating.

## Outside

To the front of the property is a driveway which leading down the side of the property providing off-street parking. The front garden is low- maintenance with planted hedgerow to the boundary line, paved pathway providing access to the front entrance door, external lighting, decorative white stones

## Rear Garden

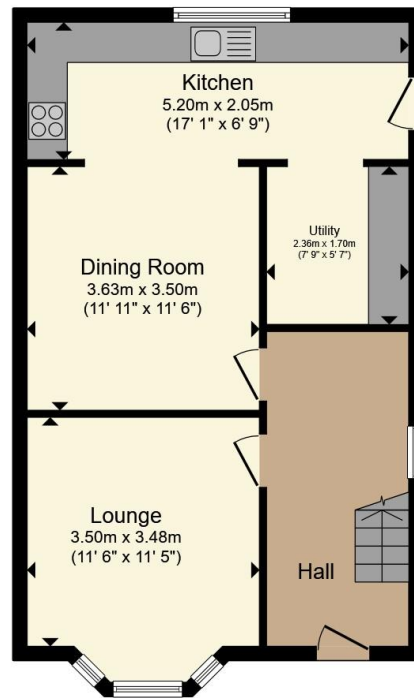
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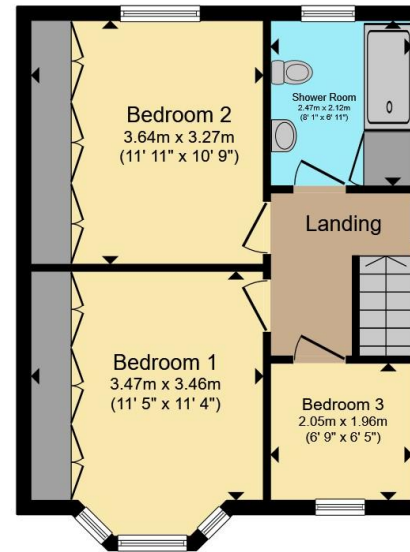








**Ground Floor**



**First Floor**

Total floor area 95.3 m<sup>2</sup> (1,026 sq.ft.) approx

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Property Ref: MEL205804 - 0005

Tenure:Freehold EPC Rating: D Council Tax Band: B

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