



Crawford Avenue
Stapleford Nottingham

burchell
edwards

Crawford Avenue Stapleford Nottingham NG9 8GJ

for sale guide price
£220,000



Property Description

Immaculately presented and deceptively spacious, this extended three bedroom home on Crawford Avenue offers versatile living ideal for modern family life. Situated in a popular residential location, the property benefits from generous ground floor accommodation including a welcoming entrance hall, a bright and comfortable living room and an impressive dining room which opens onto the rear garden, perfect for entertaining. The fitted kitchen provides ample storage and workspace, complemented by a separate utility room for added convenience.

To the first floor are three well proportioned bedrooms, with the main bedroom enjoying excellent space, alongside a dressing room and contemporary shower room, offering a practical and stylish layout. The remaining bedrooms are served by the modern shower room, completing the internal accommodation.

Externally, the property boasts a beautifully landscaped rear garden featuring a paved seating area, decorative gravel, planting borders, and useful outbuildings, creating a low maintenance yet attractive outdoor space. The front offers off street parking.

Well placed for local amenities, reputable schools, and transport links, this superb home must be viewed to be fully appreciated.

Further benefits include double glazing and gas central heating throughout, along with a flexible layout suited to home working or growing families, while the quiet setting enhances privacy without compromising accessibility to nearby towns and commuter routes!

Entrance Hall

Welcoming entrance with access to principal ground floor rooms and stairs rising to the first floor.

Living Room

A stylish and generously proportioned living space, finished with contemporary décor and a striking feature fireplace with brick effect surround and inset display, creating a focal point to the room. The space comfortably

accommodates multiple sofas, making it ideal for relaxing or entertaining. Natural light is drawn in via the front aspect glazing and glazed double doors, while neutral carpeting and modern wall coverings enhance the overall feel. The room is further complemented by a unique reflective ceiling feature, adding a sense of depth and individuality, along with media connections and ample space for a large wall-mounted television.

Kitchen

A modern and well-appointed kitchen fitted with a range of sleek high-gloss wall and base units, paired with contrasting work surfaces and tiled splashbacks. The space is centred around a statement range-style cooker with extractor hood above and eye-catching splashback, creating both a practical and stylish cooking area. There is ample space for appliances alongside a breakfast bar/seating area, ideal for casual dining. The room benefits from tiled flooring for ease of maintenance and good natural light from the window and door to the side. Open plan sightlines lead through to the dining area, making this a sociable and functional hub of the home.

Dining Room

A bright and versatile dining space, thoughtfully extended to create an excellent area for both formal dining and day-to-day living. The room is flooded with natural light via a set of double glazed French doors and additional window, providing an open outlook over the rear garden and a seamless indoor-outdoor connection. Finished in neutral tones with modern carpeting, the space offers a clean and contemporary feel, easily accommodating a large dining table or alternative family uses such as a second sitting area or home office. The French doors open directly onto the patio, making this an ideal setting for entertaining, particularly during the warmer months, while the overall

layout enhances the flow between kitchen, dining and garden.

Bedroom One

Generous double bedroom with access to dressing room with carpet flooring and UPVC double glazed window.

Dressing Room

Practical storage/dressing space.

Bedroom Two

Well proportioned double bedroom with carpet flooring and UPVC double glazed window.

Bedroom Three

Ideal as a bedroom, nursery or home office with carpet flooring and UPVC double glazed window.

Shower Room

Modern suite with shower, wash basin and WC.

Rear Garden

A beautifully landscaped and low maintenance rear garden, designed with entertaining and relaxation in mind. Immediately accessible from the dining room is a generous paved patio area, perfectly suited for outdoor seating and dining, creating a natural extension of the indoor living space. The garden is predominantly laid with decorative gravel, complemented by stepping stones, well-stocked planting borders and enclosed fencing, offering both privacy and ease of upkeep.

Further features include a range of useful outbuildings and storage options, alongside designated areas for planting and gardening, providing flexibility for keen gardeners or those seeking a functional outdoor space. The garden enjoys a pleasant, enclosed feel with a good balance of open seating space and greenery, making it ideal for social gatherings or simply relaxing in a private

setting.

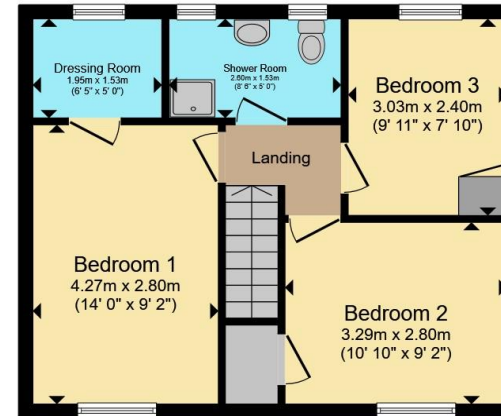








Ground Floor



First Floor

Total floor area 114.9 m² (1,237 sq.ft.) approx

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EPC Rating: D Council Tax
Band: A

Tenure: Freehold

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