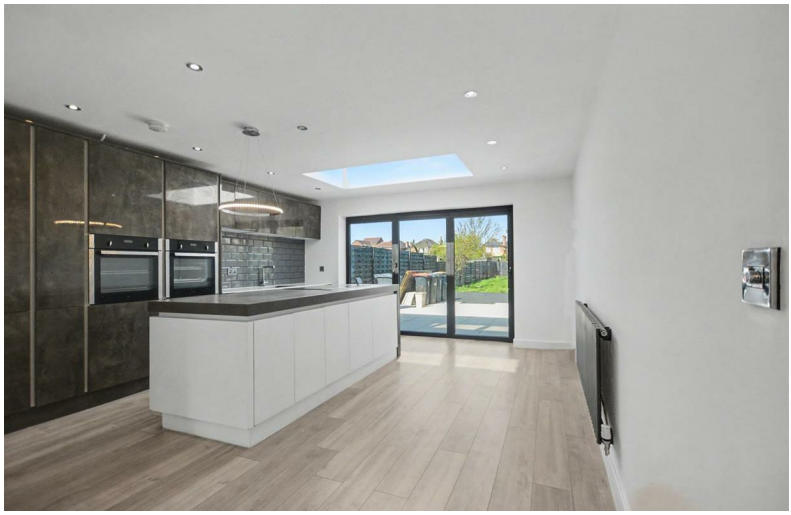
Robert Ellis

look no further...



Central Avenue
Stapleford, Nottingham NG9 8DZ

AN EXTENDED & REFURBISHED BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£295,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTENDED AND RECENTLLY REFURBISHED BAY FRONTED THREE BEDROOM, TWO BATHROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance lobby leading through to a bright and airy open plan living space with direct access to a modern full width kitchen with central island, bi-folding doors and feature glass ceiling, separate utility room and downstairs shower room. The first floor landing then provides access to three bedrooms and a modern four piece bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking and generous rear garden incorporating two separate entertaining areas and a generous lawn enclosed by timber fencing throughout.

The property is situated in this popular and established residential location within close proximity of town centre amenities. There is also easy access to the nearby Hickings Lane Medical Centre, as well as the newly formed Hickings Lane Football Academy and children's play area.

For those needing to commute, there are 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.

Good schooling for all ages and open spaces including Ilkeston Road Recreation Ground and Bramcote Hills park are also easily accessible.

We believe the property is ideal for first time buyers and young families and highly recommend an internal viewing.

ENTRANCE LOBBY
6'0" x 5'7" (1.84 x 1.72)
Feature panel and double glazed front entrance door set within a decorative open porch with feature exposed brick archway, staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage cupboard, stained glass window to the side, laminate flooring, useful meter storage cupboard with shelving and handing space. Opening through to the living area.

LIVING AREA
24'5" x 10'10" (7.46 x 3.31)
Double glazed bay window to the front (with fitted blinds), two radiators, laminate flooring, media points, chimney breast incorporating a brick insert and hearth with display mantelpiece over. The living space then opens through to the kitchen.

KITCHEN DINER
16'0" x 14'7" (4.89 x 4.46)
The kitchen is equipped with a modern range of contrasting fitted base and wall storage cupboards and drawers, with matching central island unit with in-built AEG five ring induction hob and extractor fan. The kitchen also boasts two built-in waist-high level ovens, integrated fridge and freezer, full size AEG dishwasher. Worktop space with inset single sink with mixer tap and tiled splashbacks, wine chiller, laminate flooring, ample space for table and chairs, radiator, spotlights, feature glass ceiling, full width bi-fold doors opening out to the rear garden. Door to utility.

UTILITY
5'8" x 5'6" (1.75 x 1.70)
Contrasting fitted base and wall storage cupboards with shelving, roll top work surface space, radiator, laminate flooring, space for under-counter washing machine and tumble dryer. Door to shower room.

SHOWER ROOM
5'4" x 4'11" (1.64 x 1.51)
Walk-in shower cubicle with dual attachment mains shower over, hidden cistern push flush WC, wash hand basin with mixer tap. Copper-effect ladder towel radiator, contrasting tiling to the walls and floor, spotlights, extractor fan, double glazed window to the side.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Loft access point, decorative wood spindle balustrade to match the entrance, double glazed window to the side (with fitted blinds).

BEDROOM ONE
11'2" x 9'11" (3.42 x 3.04)
Double glazed window to the front (with fitted blinds), radiator, media points.

BEDROOM TWO
11'4" x 10'11" (3.46 x 3.35)
Double glazed window to the rear (with fitted blinds), radiator, useful storage cupboard with shelving, boiler cupboard housing the Baxi gas fired combination boiler (for central heating and hot water).

BEDROOM THREE
8'2" x 6'8" (2.50 x 2.05)
Double glazed window to the front (with fitted blinds), radiator, media points.

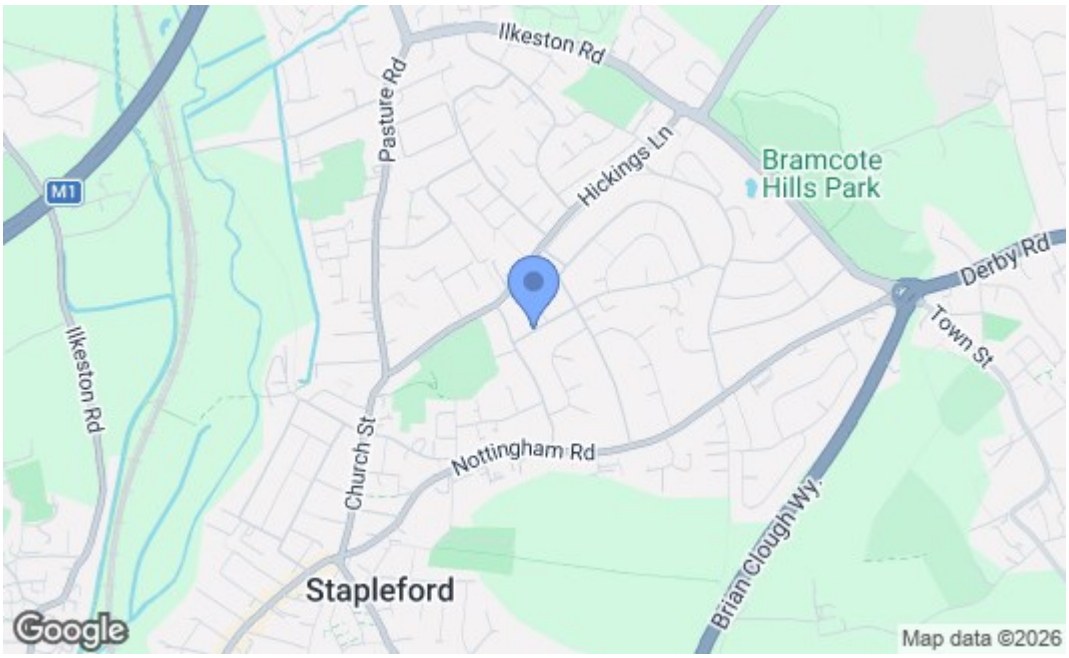
BATHROOM
8'6" x 5'1" (2.60 x 1.55)
Modern four piece suite comprising tiled-in bath with central waterfall style mixer tap and handheld shower attachment, separate tiled and enclosed shower cubicle with glass screen and glass shower door, dual attachment mains shower, wash hand basin with mixer tap and storage drawers beneath, push flush WC. Tiling to the walls and floor, chrome ladder towel radiator, double glazed window to the side (with fitted blinds), spotlights, extractor fan.

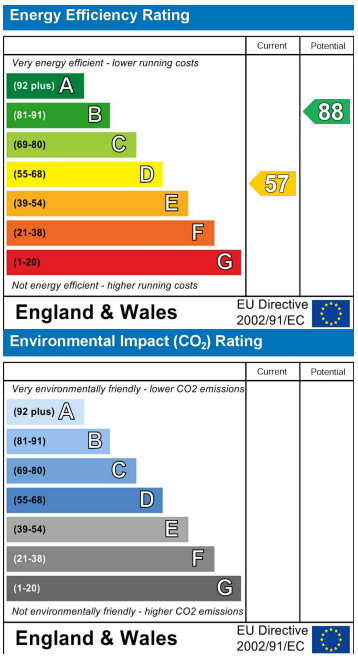
OUTSIDE
To the front of the property, there is a lowered kerb entry point leading to a decorative white stone driveway providing off-street parking for two vehicles with decorative timber sleepers to the boundary lines, side access then leads to the rear garden.

TO THE REAR
The rear garden is of a generous overall size, enclosed by timber fencing to the boundary lines, incorporating an extensive paved patio seating area (ideal for entertaining) leading onto a secondary decked entertaining space and then onto a generous lawn. Within the garden there is a decorative tiled-in raised planter housing a variety of bushes and shrubbery, as well as decorative white stone and pebbles to match, external water tap and lighting point.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, turn right onto Hickings Lane. Take a right hand turn onto West Avenue and take the first left onto Central Avenue. 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.





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.

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