



## 47 Victoria Avenue, Staveley

£725 PCM Freehold

Council Tax band: A

Tenure: Freehold

This beautifully presented two-bedroom, semi-detached house offers a welcoming blend of modern style and comfortable living. The ground floor features two spacious reception rooms, including a bright and airy dining room with an ornate wooden fireplace - perfect for relaxing evenings. The contemporary kitchen is fitted with sleek high-gloss units, an integrated oven, electric cooktop, and a stainless steel extractor fan, all enhanced by ample natural light from large windows. The kitchen and adjoining spaces benefit from practical tiled flooring and direct access to the garden, making indoor-outdoor living effortless.

The property boasts a spacious, enclosed rear garden with a practical wooden shed for storage, as well as a front garden with decorative wrought iron fencing. The modern bathroom is finished with full-height tiled walls, a luxurious bath-tub with shower, and a heated towel rail for comfort. Neutral décor and large windows throughout create a light-filled, versatile canvas ready for personalisation. With scenic countryside views nearby and thoughtful features throughout, this home is ideal for those seeking tranquillity and style. Arrange your viewing today to truly appreciate all this inviting property has to offer.





### Lounge

11' 10" x 11' 2" (3.60m x 3.41m)

A bright and welcoming reception room positioned to the front of the property, featuring a uPVC double-glazed window, central heating radiator, fresh neutral décor and newly fitted carpets, creating a comfortable living space.

### Kitchen

7' 5" x 6' 3" (2.25m x 1.91m)

Fitted with a range of modern white high-gloss wall and base units complemented by work surfaces, an integrated electric hob and oven, stainless steel sink with drainer and space for both a washing machine and fridge. The kitchen also benefits from a uPVC window overlooking the rear aspect and a practical fully tiled floor.

### Dining room

11' 10" x 11' 7" (3.60m x 3.54m)

A generously proportioned dining room benefiting from newly painted décor, fitted carpet, central heating radiator and an attractive feature fireplace. A window provides an open aspect through to the utility area, enhancing the sense of space and light.

### Utility Room

5' 2" x 4' 6" (1.58m x 1.37m)

A useful additional space providing access to the rear garden via a uPVC door. The room benefits from a side-facing window, fresh decoration and a fully tiled floor, making it ideal for laundry and storage requirements.

### Bathroom





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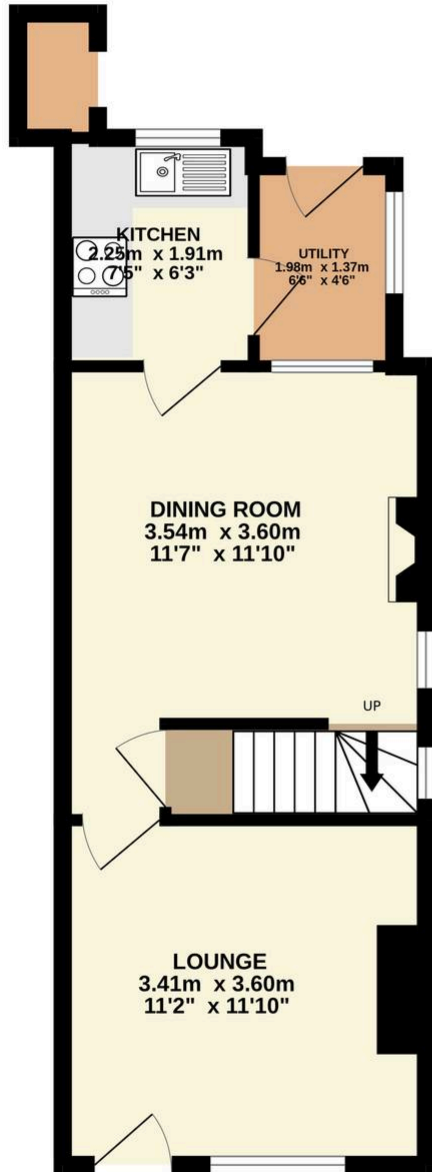
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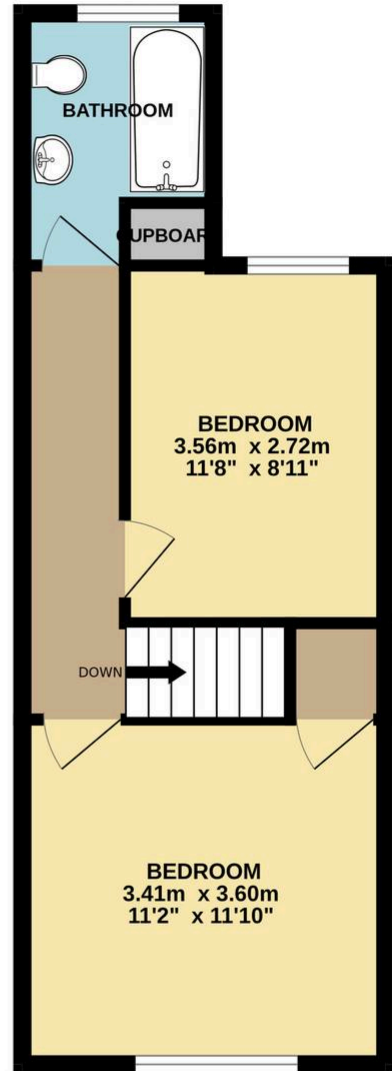
### Bathroom



GROUND FLOOR  
35.5 sq.m. (382 sq.ft.) approx.



1ST FLOOR  
33.0 sq.m. (355 sq.ft.) approx.



TOTAL FLOOR AREA : 68.5 sq.m. (737 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

