



Arthur Avenue
Stapleford, Nottingham NG9 8BA

£300,000 Freehold

AN EXTENDED TRADITIONAL THREE
BEDROOM DETACHED FAMILY HOUSE
POSITIONED WITHIN A QUIET
RESIDENTIAL CUL DE SAC.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTENDED TRADITIONAL THREE BEDROOM DETACHED FAMILY HOUSE POSITIONED WITHIN THIS QUIET RESIDENTIAL CUL DE SAC.

With accommodation over two floors, the ground floor comprises entrance hall with useful storage space, through lounge/diner and kitchen. The first floor landing then provides access to three bedrooms, bathroom and separate WC.

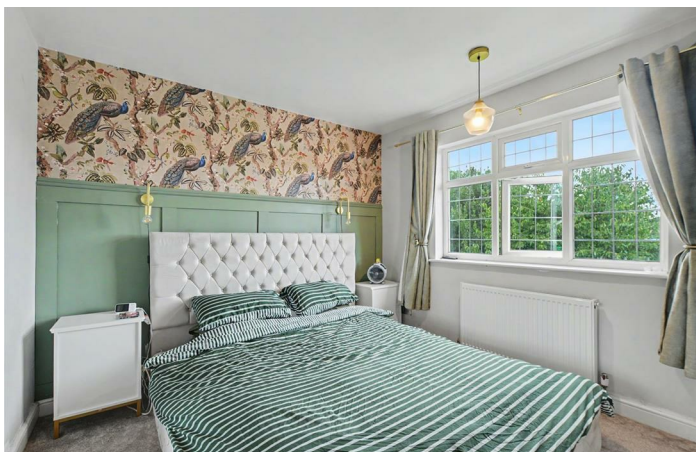
The property also benefits from gas fired central heating from a brand new combination boiler (fitted in 2026) located in the roof space, generous enclosed rear garden, off-street parking, carport, detached garage and useful garden shed.

The property is located within walking distance of popular schooling including Wadsworth Field Junior School, as well as easy access to good transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, Nottingham express tram terminus situated at Bardills roundabout and the i4 bus service.

The property is positioned within a quiet residential cul de sac location, close to excellent outdoor space such as Bramcote Hills Park, Hickings Lane Recreation Ground which includes the new Stephen Gerard Football Academy and Ilkeston Road Recreation Ground with bike track and football pitches.

The shops, services and amenities in Stapleford town centre are also just a short distance away, as well as further amenities in the neighbouring town of Beeston.

The properties within this cul de sac rarely come to the market and we believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.



ENTRANCE HALL

18'8" x 7'5" (5.70 x 2.27)

Composite and stained glass uPVC double glazed front entrance door, turning staircase rising to the first floor with useful understairs storage space, radiator, feature tiled floor, display shelving, doors to cloaks storage cupboard, kitchen and through lounge/diner.

CLOAKS STORAGE CUPBOARD

Double glazed window to the front, shelving, hanging rail and potential for ground floor WC.

KITCHEN

13'10" x 7'4" (4.23 x 2.26)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating a single sink unit with draining board and central swan-neck mixer tap. Decorative tiled splashbacks, plumbing and space for washing machine and dishwasher, space for full height fridge/freezer, wine rack, glass fronted crockery cupboards, double glazed windows to the side and rear, radiator, fitted oven and integrated four ring gas hob, space for microwave, uPVC panel and double glazed exit door leading into the carport.

THROUGH LOUNGE/DINER

21'0" x 11'2" (6.41 x 3.41)

The dining area to the front has double glazed windows to both the front and side, radiator, picture rail and opening through to the lounge area. The lounge area consists of double glazed French doors opening out into the rear garden, additional radiator, media points, continuation of the picture rail and wall hung fixed cabinet and display light remote controlled fire.

FIRST FLOOR LANDING

Double glazed window to the side, decorative panelling to dado height, doors to all bedrooms, bathroom and WC.

BEDROOM ONE

11'0" x 10'11" (3.36 x 3.33)

Georgian-style double glazed window to the front, radiator, full height mirror fronted sliding door fitted wardrobes, decorative panelling to one wall and wall light points.

BEDROOM TWO

10'11" x 10'0" (3.34 x 3.05)

Georgian-style double glazed window to the rear overlooking the rear garden, decorative panelling and feature wall with wall light points.

BEDROOM THREE

14'5" x 7'5" (4.40 x 2.27)

An extended bedroom with Georgian-style double glazed window to the front, radiator, useful fitted storage cupboard and loft access point with wooden pull-down loft ladder to a fully floored, insulated and lit loft space which also houses the gas fired combination boiler (for central heating and hot water). The loft also has the benefit of power and a Velux roof window.

BATHROOM

7'3" x 6'7" (2.21 x 2.02)

Two piece suite comprising spa bath with glass shower screen and dual attachment mains shower over, wash hand basin with mixer tap and double storage drawers beneath, tiling to the walls, double glazed window to the rear, two ladder towel radiators, shaver point, wall mounted bathroom cabinet and extractor fan.

SEPARATE WC

Housing a low flush WC with double glazed window to the side and decorative panelling.

OUTSIDE

To the front of the property, there is a shaped block paved driveway providing off-street parking to the front for two cars with double gates opening down the right hand side of the property to the carport which leads towards the rear garden and has the benefit of an external water tap, uPVC door into the kitchen, access into the rear garden and garage. The rear garden is enclosed by timber fencing and is split into various sections. To the left hand part of the garden, there is a generous lawn section with shaped and edged flower borders housing a variety of mature bushes, shrubs, trees and plants. A good size paved patio area gives access to the garage and garden shed.

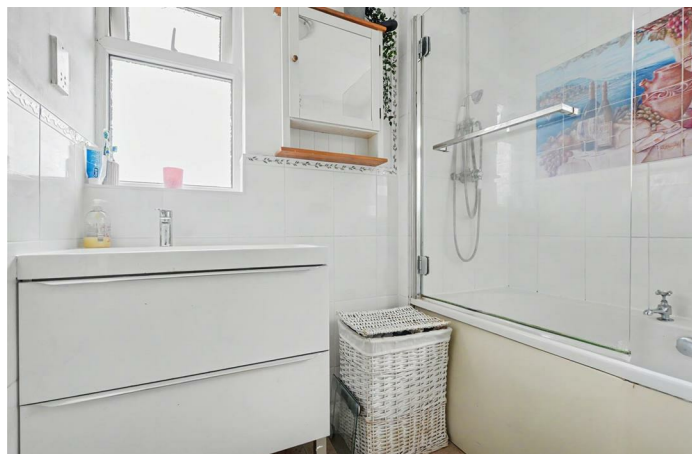
DETACHED GARAGE & ATTACHED STORE

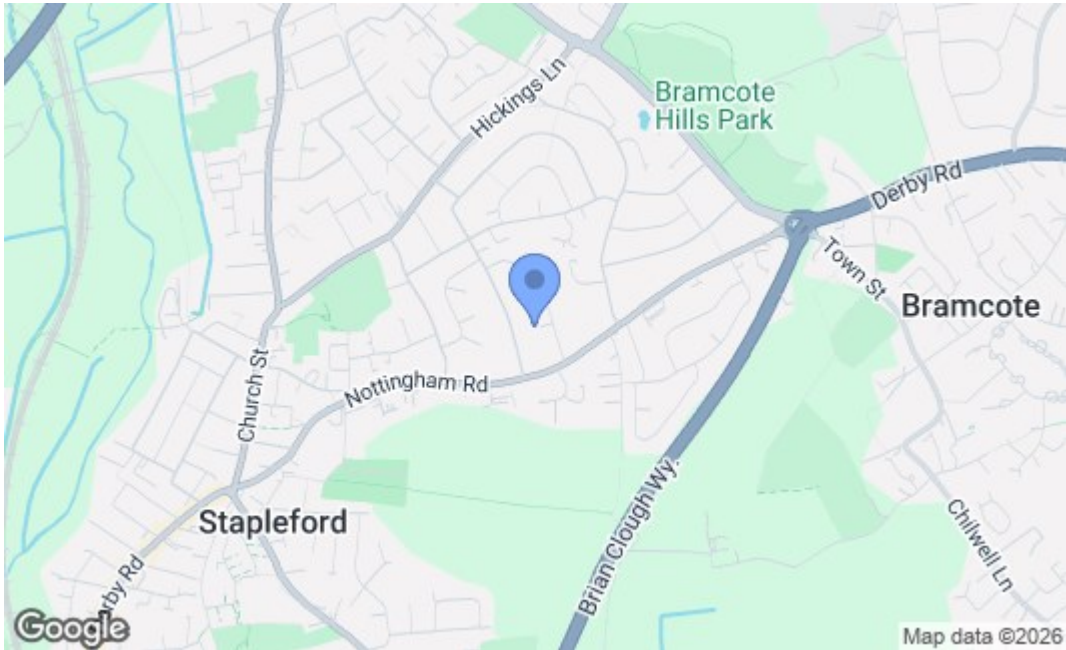
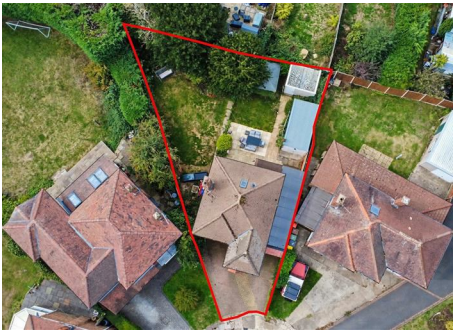
15'0" x 8'3" (4.59 x 2.53)

Up and over door to the front, power and lighting points. To the rear of the garage, there is a generous garden shed which measures 3.09m x 2.38m with entrance door and double glazed window to the side.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and continue straight over onto Nottingham Road. Head in the direction of Bramcote before taking an eventual left hand turn onto Wadsworth Road. Take the first left into the cul de sac of Arthur Avenue and the property can be found at the head of the cul de sac.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(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.