



Deepdale Avenue
Stapleford, Nottingham NG9 7FW

A THREE BEDROOM SEMI DETACHED
HOUSE.

£250,000 Freehold



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS QUIET RESIDENTIAL CUL DE SAC.

With accommodation over two floors, the ground floor comprises entrance hall, living room and open plan "L" shaped family breakfast dining kitchen. The first floor landing provides access to three bedrooms and bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, carport, garage and gardens to the rear.

The property is situated within close proximity of excellent nearby schooling for all ages such as William Lilley, Fairfield and George Spencer. There is also easy access to Queen Elizabeth Park which boasts a hard court football/basketball pitch, children's play park and football area. Shopping facilities are also nearby, as well as the amenities in Stapleford town centre. For those needing to commute, there are great transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will make an ideal first time buy or young family home and we highly recommend an internal viewing.



ENTRANCE HALL

14'1" x 5'10" (4.30 x 1.80)

Composite and double glazed front entrance door with panel and double glazed window to the side of the door, staircase rising to the first floor with decorative open spindle balustrade, exposed and varnished floorboards, radiator, useful understairs storage area with space for meters. Doors lead through to the living room and kitchen.

LIVING ROOM

14'11" x 11'4" (4.57 x 3.47)

Double glazed window to the front (with fitted blinds), wall light points, radiator, two useful fixed storage cupboards with worktop space and shelving above, alarm control panel, media points.

"L" SHAPED DINING KITCHEN

17'8" max x 17'0" (5.40 max x 5.19)

The kitchen area comprises a comprehensive range of fitted base and wall storage cupboards, with butcher's block square edge work surfacing with matching splashbacks. Inset porcelain sink and draining board with central swan-neck mixer tap, fitted over-sized cooker with six ring gas burner and large oven beneath (included within the sale), freestanding plumbing for washing machine, integrated fridge/freezer and dishwasher, glass fronted crockery cupboards, further space for under-counter kitchen appliances with breakfast bar space over, two double glazed windows to the rear (with fitted blinds), one double glazed window to the side (with fitted blind), composite and double glazed exit door to the garden, space for dining table and chairs, tiled floor, radiator, spotlights, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes.

FIRST FLOOR LANDING

Double glazed window to the side (with fitted roller blind), exposed and varnished floorboards, loft access point to an insulated loft space, storage cupboard with shelving.

BEDROOM ONE

12'3" x 11'0" (3.74 x 3.37)

Double glazed window to the front, radiator.

BEDROOM TWO

11'9" x 10'5" (3.60 x 3.20)

Double glazed window to the rear, radiator, exposed/painted floorboards.

BEDROOM THREE

6'10" x 6'3" (2.10 x 1.92)

Double glazed window to the front (with fitted roller blind), radiator, fixed shelving, exposed/varnished floorboards.

BATHROOM

6'8" x 5'8" (2.05 x 1.75)

Three piece suite comprising bath with mains shower over, wash hand basin with mixer tap, push flush WC. Radiator, spotlights, double glazed window to the rear (with fitted blinds).

OUTSIDE

To the front of the property there is a tarmac driveway providing off-street parking which provides access to the carport, as well as the front entrance door. The front garden is lawned and heavily planted housing a variety of mature bushes and shrubbery.

TO THE REAR

The rear garden is of a good size enclosed by timber fencing to the sides and a concrete wall to the rear, split into two sections with two separate lawns separated by pedestrian gate and picket-style fence. The boundaries are well planted with a wide variety of mature and specimen bushes/shrubbery, as well as providing access to the garage and carport area. There is an external water tap, lighting point and car charging point.

DETACHED GARAGE

Double opening doors to the front, power, lighting, window to the side, door to the rear.

DIRECTIONS

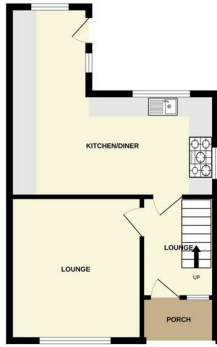
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre before taking an eventual left hand turn onto Halls Road. Continue past William Lilley School and take the second left into the cul de sac of Deepdale Avenue. The property can then be found on the left hand side, identified by our For Sale board.



GROUND FLOOR

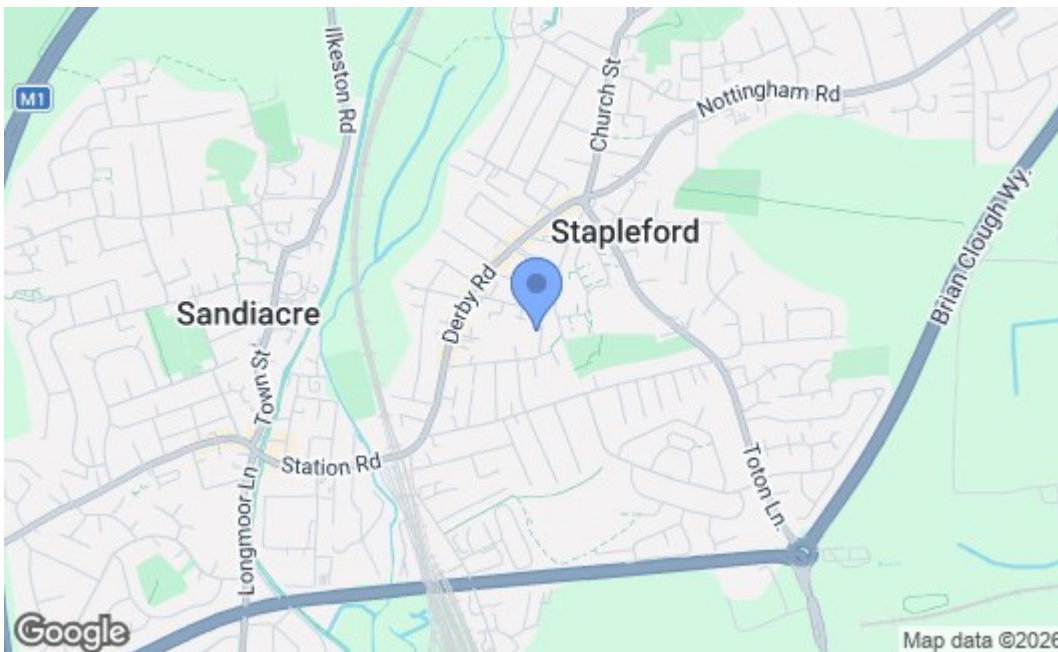


1ST FLOOR



6 DEERDALE AVENUE, STAPLEFORD, NG9 7FW

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, boundaries, rooms and garden areas are approximate and do not constitute a contract for the purchase of the property. The floorplan is for illustrative purposes only and should not be used for any other purpose. The floorplan, systems and specifications shown here are intended to assist in the purchase of the property and are not intended to constitute a contract for the purchase of the property. Please see the full particulars for further details.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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.