



**4 Rowan Avenue
Stapleford, Nottingham NG9 8LS**

THREE BEDROOM END TERRACED HOUSE

Guide Price £165,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET AN EXTREMELY WELL PRESENTED, THREE DOUBLE BEDROOM END TERRACED HOUSE, SITUATED WITHIN THIS POPULAR AND ESTABLISHED LOCATION.

With accommodation over two floors comprising entrance hall, living room, dining room and kitchen to the ground floor. The first floor landing then provides access to three double bedrooms, bathroom, separate w.c. and utility closet.

Other benefits to the property include gas fired central heating, double glazing and generous enclosed garden, ideal for entertaining. A useful addition can be found to the side of the property accessed via double opening gates to a covered car port area, currently used as a gym with folding doors then providing access to and from the rear garden.

The property itself sits favourably within easy access of nearby schooling for all ages, the shops and services within Stapleford town centre and not too far away from Beeston High Road. There is also easy access to good transport links such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and Nottingham Express Tram terminus situated at Bardills roundabout.

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



ENTRANCE HALL

7'3" x 3'11" (2.22 x 1.21)

UPVC panel and double glazed front entrance door, alarm control panel, radiator, tiled floor, stairs to first floor and door to:

LOUNGE

12'5" x 11'1" (3.79 x 3.39)

Double glazed window to the front with fitted blinds, laminate flooring radiator, media points and wall hung electric fire. Opening to:

DINING ROOM

9'3" x 8'11" (2.82 x 2.73)

Sliding double glazed patio doors opening out to the rear garden, radiator, laminate flooring and door to:

KITCHEN

10'11" x 9'3" (3.33 x 2.82)

The kitchen comprises a range of matching fitted base and wall storage cupboards with roll top worksurfaces. Inset single sink and drainer with central mixer tap and tiled splashbacks. Space for full height fridge/freezer, space for cooker with fitted extractor canopy over, plumbing for dishwasher and further space for under-counter kitchen appliance. Double glazed window to the rear and radiator.

FIRST FLOOR LANDING

Radiator, doors to all three bedrooms, bathroom and separate w.c., utility closet with plumbing for washing machine and space on top for tumble dryer and access to the loft space via a pull-down ladder, which has power, lighting, boarding and insulation.

BEDROOM 1

12'5" x 11'1" (3.8 x 3.4)

Double glazed window to the front with fitted blinds, radiator and laminate flooring.

BEDROOM 2

12'8" x 11'6" (3.87 x 3.51)

Double glazed window to the front, radiator and laminate flooring.

BEDROOM 3

12'3" x 10'0" (3.74 x 3.07)

Double glazed window to the rear, radiator, laminate flooring and boiler cupboard housing the gas fired central heating combination boiler. The cupboards and matching cabinets by the side will be included in the sale.

BATHROOM

7'10" x 5'9" (2.41 x 1.77)

Two piece suite comprising tiled in bath with folding glass shower screen, waterfall style mixer tap and electric shower over, wash hand basin with waterfall mixer tap, tiled splashbacks and two storage drawers beneath. Feature lit bathroom shelving with tiled

splashbacks, double glazed window to the rear, spotlights, extractor fan, tiled floor, shaver point, chrome heated ladder towel radiator and wall mounted LED backlit bathroom mirror.

SEPARATE W.C.

5'2" x 4'11" (1.59 x 1.5)

Two piece suite comprising push-flush w.c. and corner wash hand basin with tiled splashbacks. Double glazed window to the rear.

OUTSIDE

To the front of the property is a lawn area with paved pathway providing access to the front entrance door, range of planted and mature bushes and shrubbery and side paved pathway and gated access leading down to the rear. Leading down the left hand side of the property is a lockable entrance gate with access into the rear garden and a door providing access to the external storage cupboard with power, lighting and also housing the gas and electricity meters. The rear garden is of a generous size, being enclosed by timber fencing and hedgerows to the boundary line. There is a good size paved patio area, ideal for entertaining, leading onto a good size lawn section with stepping-stone style pathway running down the middle of the lawn. Useful external brick store cupboard and side access along both sides. Outside water tap and two external lighting points

BRICK STORE

Light, power and shelving.

EXTERNAL CARPORT

Accessed via double opening doors to the front with covered transparent polycarbonate roof with an extension providing power and plug-in and mains lighting.

DIRECTIONAL NOTE

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 and proceed past the entrance to the park in the direction of Bramcote. Look for and take an eventual left hand turn onto Melbourne Road and continue along, passing the bend in the road (still Melbourne Road) and then look for and take a right hand turn onto Rowan Avenue. The property can then be found on the left hand side.

Ref: 7038nh



GROUND FLOOR



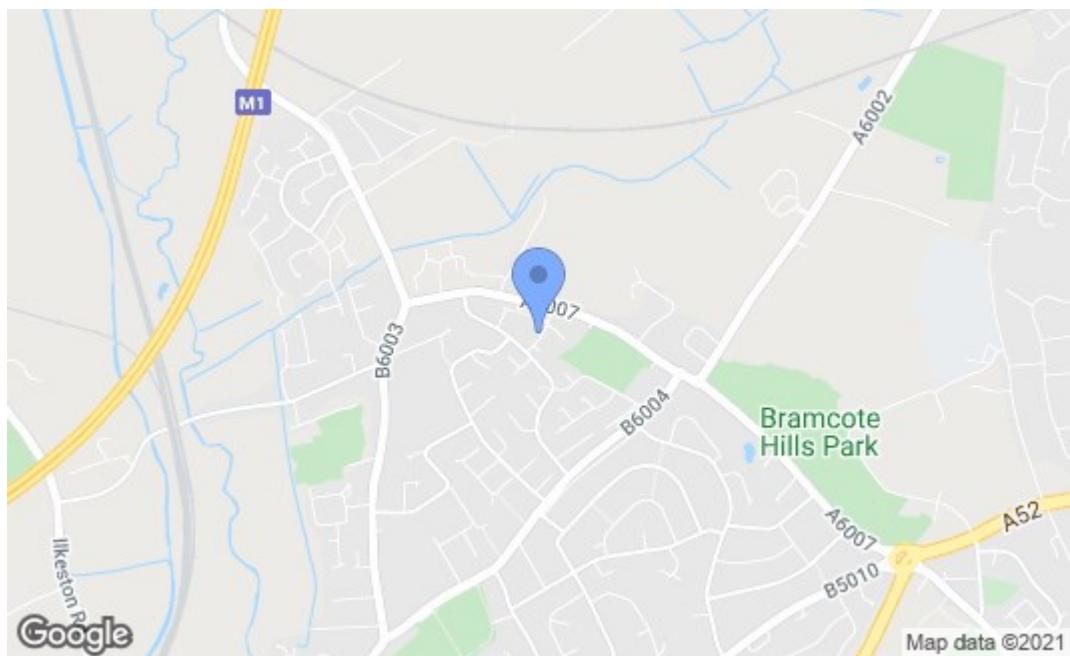
1ST FLOOR



OUTBUILDING



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 inaccuracy. The floorplan is for guidance only and should not 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		64
(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

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