



Braddon Avenue

Stapleford, Nottingham, NG9 8NA

Offers over £200,000



Immaculately presented end terraced in Stapleford, Nottingham, this delightful end terraced house on Braddon Avenue offers a perfect blend of comfort and convenience. With three well-proportioned double bedrooms, this property is ideal for families or those seeking extra space inside and out. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The layout of the home is both practical and welcoming, ensuring that every corner is utilised effectively. The bathroom is thoughtfully designed, catering to the needs of the household.

Braddon Avenue is situated in a desirable location, with local amenities, schools, and parks within easy reach, making it an excellent choice for those looking to settle in a vibrant neighbourhood. This property presents a wonderful opportunity for anyone seeking a comfortable home in a well-connected area. Whether you are a first-time buyer or looking to expand your property portfolio, this house is certainly worth considering.



Property Description

Immaculately presented end terraced briefly comprising of two reception rooms, kitchen, three double bedrooms and family bathroom. The advantage of the end property allows for gardens front, side and rear. This property really needs viewing to appreciate the accommodation on offer.

Hallway 10'10" x 5'8" (3.32 x 1.73)

On entry to the property, you're invited into the hallway with laminate flooring, handy under-stair storage. The hallway leads through to the breakfast room and kitchen, with additional access to the lounge, and carpeted stairs to the first floor.

Lounge 13'10" x 10'10" (4.23 x 3.31)

A spacious living room front facing, with laminate flooring continuing through from the hallway, blinds, and dimmable central light fitting. This lounge offers an inviting and comfortable space for relaxing or entertaining.

Kitchen 10'0" x 9'5" (3.06 x 2.89)

Fitted kitchen with a variety of wall and base units, induction hob and single wall oven, stainless steel sink with integrated drainer and plumbing in place for dishwasher and washing machine. The kitchen is finished with tiled walls and vinyl flooring in a complementary colour scheme, and provides open access to the Breakfast Room. A side door leads out to the garden and outbuildings.

Breakfast Room 9'6" x 9'3" (2.91 x 2.84)

This bright and airy room offers a relaxed and calming area to start your mornings in the right way. Enjoy the view over the garden as you sip your coffee, or enjoy breakfast before kicking off the day! Laminate flooring continues through from the hallway and you'll also find the heating controls wall mounted, laminate flooring leading through the ground floor.

Stairs & Landing

Stairs with carpet lead up to the landing, offering access to the three bedrooms and family bathroom with loft access which is boarded.

Bedroom One 12'2" x 11'5" (3.73 x 3.50)

A well-presented, large principal front facing bedroom offering comfort and a sense of space with a fresh, modern finish. Laminate flooring complements the fresh décor and is in keeping with the rest of the house.

Bedroom Two 8'5" x 8'0" (2.57 x 2.46)

A bright and versatile second bedroom rear facing, perfectly suited for children or guests. The neutral décor makes it easy for buyers to imagine the space styled to suit their own needs. The combi boiler is located in the built in cupboard.

Bedroom Three 12'0" x 8'2" (3.67 x 2.50)

A useful third bedroom which unusually fits a double bed offers flexibility for modern living, whether utilising as a child's bedroom / nursery, study or office, or perhaps even a luxe dressing room. A valuable addition that gives you options to suit your needs.

Bathroom 8'9" x 5'6" (2.67 x 1.70)

A bright, spa-inspired family bathroom bringing style and practicality. Soft sea-green wall tiles create a fresh and calming feel as you relax in the bath with overhead shower. The vanity unit with integrated basin provides storage and matches the room's clean design lines. A close-coupled toilet and additional storage complete the package, making this bathroom both attractive and highly functional.

Outside

The property benefits from front, side and rear enclosed gardens allowing to follow the sunshine through out the day with the perfect setting on the rear garden where there is seating area, built in fire pit, access to the brick built storage shed. To the side there is a low maintenance garden and to the front there is a lawn with a perimeter fence and gate.

Additional Information

The property has the right to rent from the local authority a recent newly built garage closest to the property with an up and over door for an additional £50 pcm.

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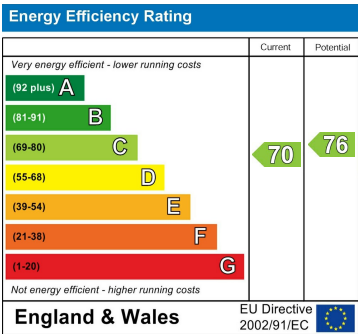
Area Map



Floor Plans



Energy Efficiency Graph



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