



Smedleys Avenue
Sandiacre, Nottingham NG10 5JA

A WELL PRESENTED TWO BEDROOM SEMI
DETACHED HOUSE.

£189,995 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND ADAPTABLE TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS QUIET YET ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION WITHIN WALKING DISTANCE OF NEARBY SHOPS, SERVICES AND AMENITIES.

With accommodation over two floors, the ground floor comprises entrance porch, box bay fronted living room, dining room and kitchen. The first floor landing provides access to two double bedrooms and a spacious and luxurious bathroom suite. A pulldown ladder on the landing provides access to a useful loft office.

The property also benefits from an external utility/WC with great storage, gas central heating from combi boiler, double glazing and easy to maintain but generously sized garden space to the rear.

The property is located favourably within close proximity of excellent nearby schooling for all ages. There is also easy access to great transport links, including the i4 bus route, the A52 for Nottingham and Derby, Junction 25 of the M11 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

Open countryside is also a short walk/drive away, as well as excellent shopping facilities, retailers and outlets in Sandiacre and the neighbouring towns of Stapleford and Long Eaton.

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



ENTRANCE LOBBY

4'0" x 2'9" (1.22m x 0.85m)

uPVC panel and double glazed French entrance doors, tiled flooring, panel and glazed door into the main living room.

LIVING ROOM

14'7" x 12'0" (4.47 x 3.67)

Double glazed window to the front (with individually designed and made curtain poles), feature Adam-style fire surround with marble inset and hearth housing log burning effect gas fire, decorative coving and ceiling rose, dado rail, radiator. Electricity meter box, media points. Door access through to the dining/sitting room and to the entrance lobby.

DINING/SITTING ROOM

15'7" x 12'1" (4.77 x 3.69)

Double glazed window to the rear (with fitted Roman blind), decorative coving and ceiling rose, radiator, door with access to the inner hallway, opening through to the kitchen, brick and tiled display fireplace with mantelpiece and shelving, opening through to the kitchen, useful understairs storage cupboard space.

INNER HALLWAY

Double glazed window to the side, staircase rising to the first floor, wall light point with switches at the top and bottom of the stairs, gas meter box.

KITCHEN

10'9" x 6'11" (3.29 x 2.12)

Equipped with a matching range of fitted base and wall storage cupboards and drawers, roll top work surfaces incorporating single sink and draining board with central swan-neck mixer tap and decorative tiled splashbacks. Space for cooker with extractor canopy over, in-built fridge/freezer, dishwasher and washing machine. Double glazed window to the side (with fitted blinds), uPVC panel and double glazed exit door to outside, coving. Opening back through to the dining/sitting room.

FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Loft access point with pulldown loft ladders providing access to the loft office.

BEDROOM ONE

11'11" x 11'0" (3.64 x 3.37)

Double glazed window to the front, decorative coving, individually handmade curtain poles, radiator, range of fitted bedroom furniture including full height wardrobes, overhead storage cupboards, cabinets, coving, TV point.

BEDROOM TWO

12'9" x 8'11" (3.91 x 2.72)

Double glazed window to the rear overlooking the rear garden and views beyond (with fitted roller blind), radiator, laminate flooring, inset fitted shelving, decorative coving, TV point, range of fitted furniture including full height wardrobes, cabinets and drawers.

BATHROOM

7'4" x 10'5" (2.25 x 3.18)

Modern and luxurious four piece suite comprising freestanding bathtub

with mixer tap and handheld shower attachment, push flush WC, oversized wash hand basin with mixer tap and storage cabinets beneath, separate tiled and enclosed shower cubicle with glass shower screen and half-folding door with dual attachment mains shower. Tiling and part-paneling to the walls, wall mounted bathroom cabinet, vertical radiator, coving, spotlights, extractor fan, double glazed window to the side. Boiler cupboard housing the 'Baxi' gas fired combination boiler (for central heating and hot water purposes), matching storage cupboards.

LOFT OFFICE

11'6" x 8'11" (3.52 x 2.73)

Decorative wall and ceiling paneling, vaulted ceiling style, double glazed window to the side, power, lighting points, useful eaves storage space.

EXTERNAL UTILITY/WC

7'3" x 7'0" (2.23 x 2.14)

White two piece suite comprising hidden cistern push flush WC and wash hand basin with mixer tap and storage cupboards beneath. Fitted shelving making the most of the space, as well as freestanding space for further kitchen appliances or condensing tumble dryer to suit the needs of the purchaser.

OUTSIDE

The garden is split into various sections with an initial paved patio seating area (ideal for entertaining), external water tap and lighting point. Gated pedestrian access then provides access to the front and double doors open out into the utility/WC. Beyond the patio area there is a pathway leading down the left hand side of the plot, leading to a lawn with borders housing a well stocked variety of specimen bushes, shrubs and plants. To the end of the garden plot there is a paved concrete base, currently housing a timber storage shed. Within the garden there are also various external lighting points.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At Sandiacre crossroads, continue straight over onto Derby Road, Sandiacre. Proceed up the hill in the direction of Risley, before taking a right hand turn onto Smedleys Avenue and the property can be found on the right hand side, identified by our For Sale board.

COUNCIL TAX

Erewash Borough Council Band B.

Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating from combination boiler

Septic Tank – No

Broadband – Available

Sewage – Mains supply

Flood Risk – Very Low

Flood Defenses – No

Non-Standard Construction – No

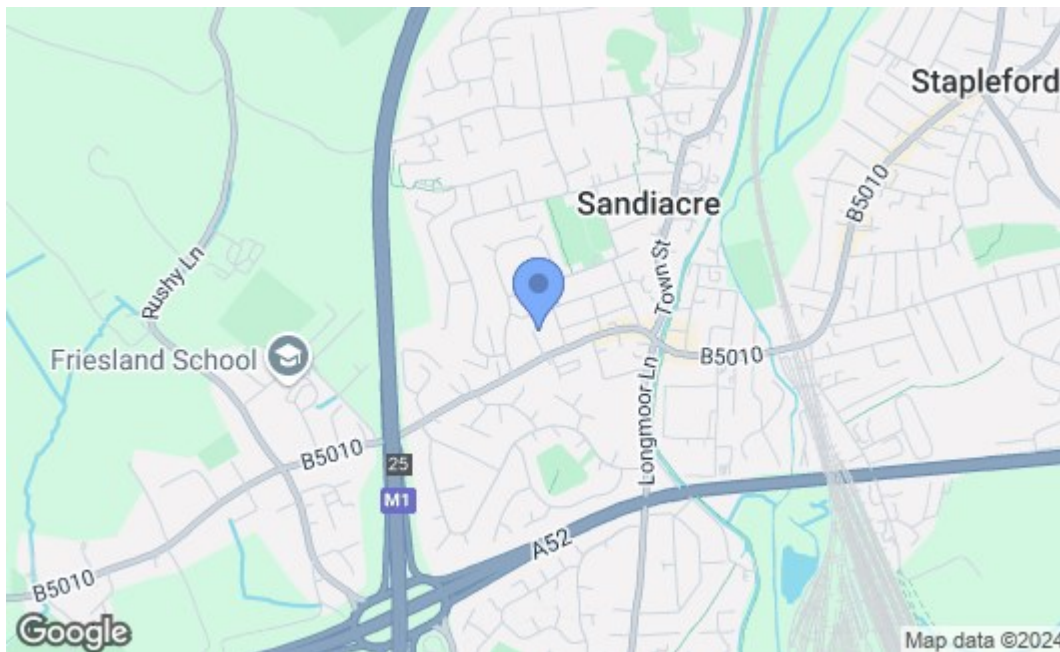
Any Legal Restrictions – No

Other Material Issues – No





TOTAL FLOOR AREA: 1067 sq ft. (99.1 sq.m.) 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.
 Made with floorplan 02024



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 48 | 77 |
| 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 | | | |
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| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
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