



Butt Street  
Sandiacre, Nottingham NG10 5JG

A WELL PRESENTED TWO BEDROOM SEMI  
DETACHED HOUSE.

**Offers In The Region Of**

110,000 - 120,000



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THE HEART OF SANDIACRE.

With accommodation over two floors, the ground floor comprises front living room, central dining room and kitchen. The first floor landing then provides access to two bedrooms and a recently updated bathroom suite with underfloor heating.

The property also benefits from gas fired central heating from a combination boiler, double glazing and generous enclosed private garden to the rear.

There are feature, character fireplaces on display in both bedrooms.

The property is situated in the heart of Sandiacre within walking distance of nearby amenities including the Co-Operative Food Store and local library. There is also easy access to schooling for all ages such as Ladycross, Cloudside and Friesland. For those needing to commute, there are great transport links nearby including the i4 bus service, the A52 for Nottingham and Derby and Junction 25 of the M1 motorway.

There is also easy access to ample outdoor countryside and nearby walks along the canal towpath.

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



## LOUNGE

12'2" x 12'2" (3.72 x 3.71)

uPVC panel and double glazed front entrance door with double glazed window above the door. Double glazed window to the front (with fitted blinds), radiator, meter cupboard box, media points. Door to inner lobby leading through to the dining area.

## INNER LOBBY

Useful understairs storage space and opening through to the sitting/dining room.

## DINING AREA

12'5" x 12'2" (3.80 x 3.72)

Double glazed window to the rear (with fitted blinds), radiator, fitted storage cupboards, ample space for dining table and chairs, part coving. Door with staircase rising to the first floor. Opening through to the kitchen.

## KITCHEN

8'11" x 7'8" (2.72 x 2.36)

Comprising a matching range of fitted base and wall storage cupboards with laminate style roll top work surfaces incorporating single sink and draining board with mixer tap and tiled splashbacks. Space for under-counter fridge and freezer, fitted four ring gas hob with extractor over and oven beneath, double glazed window to the side (with fitted roller blind). uPVC panel and stained glass door leading out to the rear garden.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Radiator with display cover.

## BEDROOM ONE

12'2" x 12'2" (3.71 x 3.71)

Double glazed window to the front (with fitted blinds), radiator, central chimney breast incorporating feature ornate fireplace.

## BEDROOM TWO

11'2" x 8'4" (3.41 x 2.55)

Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator, central chimney breast with decorative feature ornate fireplace, useful overstairs storage cupboard with hanging rail, loft access point.

## BATHROOM

9'6" x 7'9" (2.91 x 2.38)

Recently updated three piece suite comprising panel bath with glass shower screen and dual attachment mains shower, wash hand basin with mixer tap, push flush WC. Contrasting fully tiled walls, double glazed window to the rear (with fitted roller blind), chrome ladder towel radiator, spotlights, extractor fan, underfloor heating, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

## OUTSIDE

To the front of the property there is a dwarf boundary wall with pedestrian gated access and pathway leading to the front entrance door. The front garden is designed for straightforward maintenance with decorative stone chippings, pedestrian gated access then leads down the right hand side of the property into the rear garden. The rear garden is enclosed by part brick wall and timber fencing to the boundary line. The garden is split into various sections with an initial paved patio courtyard style area accessed via the uPVC door from the kitchen. This then leads beyond a decorative slate bed onto a shaped lawn section, leading onto a raised patio area (ideal for entertaining). Within the garden there is pedestrian access which leads back to the front, external water tap, lighting point, as well as two useful brick outbuildings, one of which doubling up as a utility room with power, lighting, plumbing for the washing machine, wall mounted gas meter, useful shelved storage space. There is also a timber storage shed within the garden.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. After continuing straight over the Sandiacre traffic lights, take the first right past the Co-Op onto King Edward Street. Take a left hand turn onto Butt Street and the property can be found on the right hand side, identified by our For Sale board.

## COUNCIL TAX

Erewash Borough Council Band A.

## Material Information

Electricity – Mains supply - Smart meter

Water – Mains supply - Smart meter

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available - Sky and fibre currently installed

Sewage – Mains supply

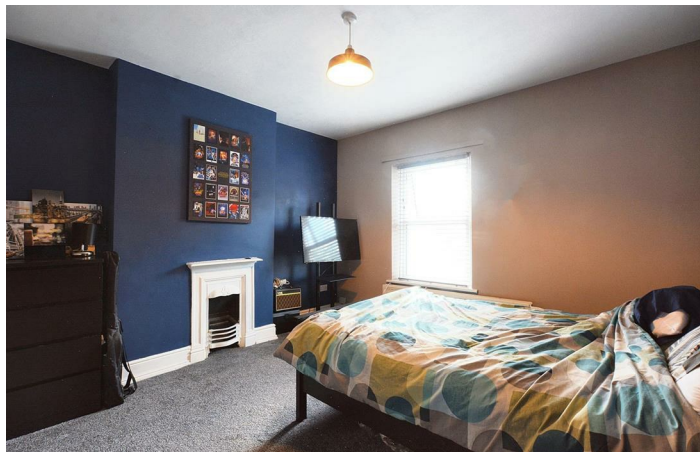
Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Medium Risk

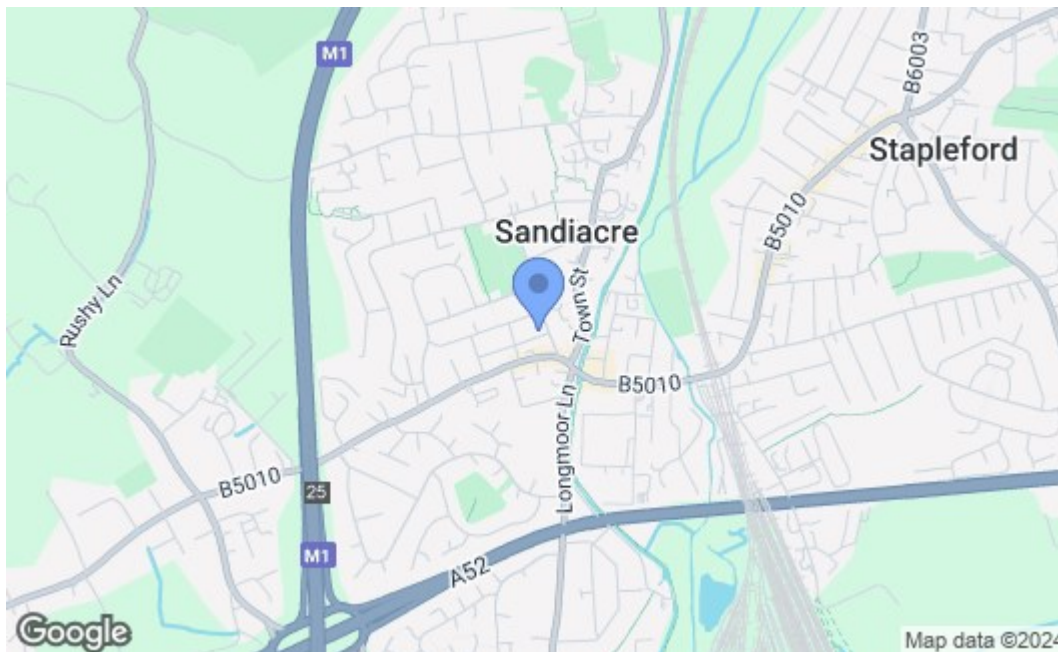
Flood Defences – No

Non-Standard Construction – Not applicable

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.