



Wood Avenue,  
Sandiacre, Nottingham  
NG10 5FX

**O/A £230,000 Freehold**



A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE POSITIONED ON A LARGE PLOT WHICH IS READY FOR IMMEDIATE OCCUPATION.

Being located on Wood Avenue in Sandiacre, this three bedroom semi detached property has recently been re-decorated and had new carpets fitted and is therefore ready for immediate occupation by a new owner. The property is being sold with the benefit of NO UPWARD CHAIN and has further features of a Presscrete driveway which runs down the left hand of the property and also extends across the front and rear, there is a brick detached garage and a large cabin/shed which makes an ideal storage facility/workshop. Sandiacre is a very popular residential area to the West of Nottingham which is close to excellent local schools, many other amenities and facilities and to J25 of the M1 which is literally only a couple of minutes drive away.

The property stands back from Wood Avenue is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits of having gas central heating, with the boiler having been replaced approx. 3 years ago and double glazing throughout. The property is entered through the front door into the reception hall and there are doors leading to the through lounge and the large kitchen which is fitted with wall and base units and off the kitchen there is a most useful utility/preparation room. To the first floor the landing leads to the three good size bedrooms and the fully tiled shower room which has a large walk-in shower with a mains flow system. Outside there is an easily managed garden to the front and the Presscrete drive runs down the left hand side of the house where there is a car port and also across the front and rear of the property. At the rear of the house there is a lawned garden with borders and pebbled areas to the sides and the garage is positioned to the bottom left hand corner of the drive with the large shed/cabin positioned to the right of the garage and this provides an ideal workshop or storage facility for the property.

Sandiacre has a number of local shops and other amenities including Co-op and Lidl stores with Long Eaton and Stapleford only being a short drive away with more shopping facilities being provided in both these towns, there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities which include several local golf courses, walks in the nearby open countryside and as well as J25 of the M1, the excellent transport facilities include stations at Long Eaton, East Midlands Parkway and Derby, Easy Midlands Airport and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Wood grain effect UPVC front door with inset glazed panels leading to:

#### Reception Hall

Stairs with hand rail leading to the first floor, electricity meter and electric consumer unit housed in a fitted cupboard, radiator and doors to the lounge and kitchen.

#### Lounge/Sitting Room

16' x 10' approx (4.88m x 3.05m approx)

Double glazed windows to the front and rear, stone effect gas fire set in a marble Adam style surround with an inset and hearth, two radiators and cornice to the wall and ceiling.

#### Kitchen

15' x 10' approx (4.57m x 3.05m approx)

The large kitchen is fitted with white finished units and includes a 1½ bowl enamel sink with a mixer tap set in a work surface which extends to three sides and has cupboards, drawers and space for an automatic washing machine below, matching eye level wall cupboards and display cabinets with lighting under, walls tiled to the work surface areas, tiled flooring, double glazed window to the rear, radiator, four burner wall mounted gas fire and understairs storage cupboard.

#### Utility/Preparation Room

10' x 6' approx (3.05m x 1.83m approx)

Having spaces for a gas cooker and an upright fridge/freezer and two work surfaces with cupboards below, double glazed eye level window to the front, tiled flooring, tiling to the walls, cornice to the wall and ceiling and a half opaque glazed door leading out to the side of the property.

#### First Floor Landing

Double glazed window to the rear, Glow Worm boiler (fitted approx 3 years ago) housed in a built-in airing/storage cupboard, cornice to the wall and ceiling and panelled doors to:

#### Bedroom 1

13' x 10'10 to 9' approx (3.96m x 3.30m to 2.74m approx)

Double glazed window to the front, radiator and a built-in wardrobe providing shelving and a hanging rail.

#### Bedroom 2

10' x 10' approx (3.05m x 3.05m approx)

Double glazed window to the front, radiator and a built-in wardrobe with shelving and a hanging rail.

#### Bedroom 3

10' x 6'10 approx (3.05m x 2.08m approx)

Double glazed window to the rear and a radiator.

#### Shower Room

The shower room is fully tiled and has a large walk-in shower with a mains flow shower system, tiling to three walls and a sliding glazed door and protective screen, hand basin with a mixer tap set on a surface with cupboards below and a mirror and shelf with lights above to the wall above and a low flush w.c. with a concealed cistern, recessed lighting to the ceiling, opaque double glazed window and a chrome ladder towel radiator.

#### Outside

At the front of the property there are double gates leading onto the Presscrete driveway which extends down the left hand side of the house to the car port and also runs across the front and rear of the property with a pathway leading down to the side of the garage. At the front of the house there is a planted pebbled area with a wall to the front boundary and fence to the left hand side and a wall and fence to the right.

At the rear there is a lawned area with pebbled areas to the sides with the Presscrete drive and a pathway leading to the garage and shed/workshop.

#### Garage

21' x 10' approx (6.40m x 3.05m approx)

The brick detached garage has an up and over door to the front, a door to the side, windows to the side and rear and power and lighting is provided in the garage.

#### Wooden Cabin/Shed

20' x 12' approx (6.10m x 3.66m approx)

This large wooden cabin/shed provides an ideal workshop or storage facility and has double opening doors at the front and windows to the side and front.

#### Directions

From J25 of the M1 head towards Risley/Sandiacre on Bostocks Lane. At the traffic lights turn right onto Derby Road, left into Stevens Lane and Wood Avenue can be found as a turning on the left hand side with the property identified by our for sale board.  
8155AMMP

#### Council Tax

Erewash Borough Council Band A

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 14mbps Superfast 78mbps Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

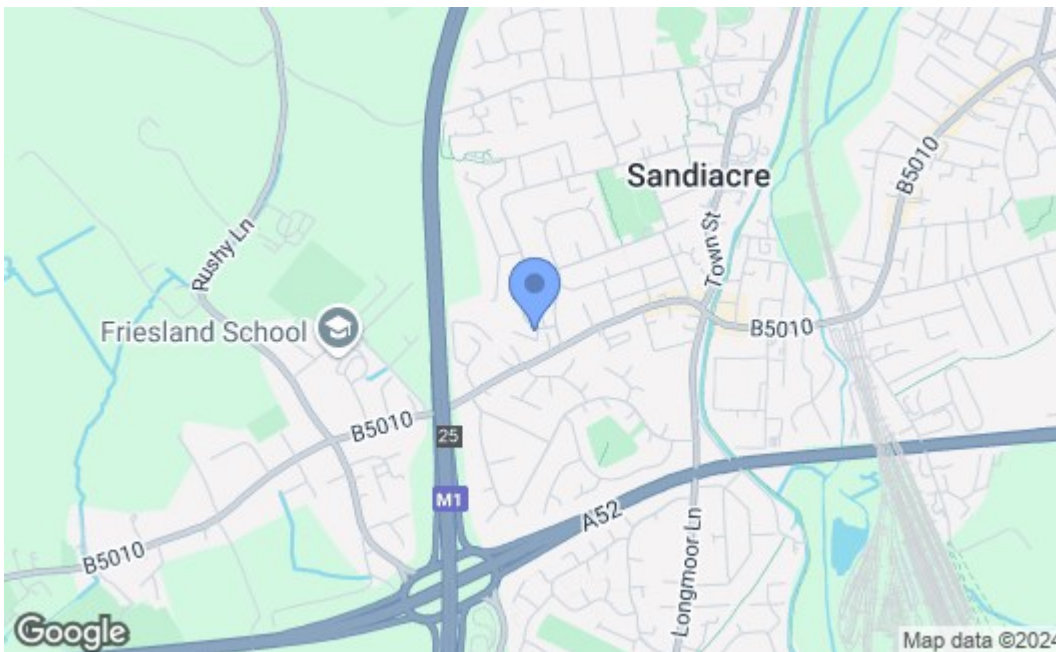
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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.