

Taft Avenue  
Sandiacre, Nottingham NG10 5PX

**£165,000 Freehold**

AN EXTREMELY WELL PRESENTED ONE  
BEDROOM MEZZANINE-STYLE TOWN  
HOUSE SITUATED IN THIS QUIET CUL DE  
SAC LOCATION.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND RENOVATED ONE BEDROOM MEZZANINE-STYLE TOWN HOUSE SITUATED IN A QUIET RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises entrance hallway, modern ground floor shower room and open plan living dining kitchen space. A feature spiral staircase then rises to the mezzanine area where there is a bedroom and nursery/office space.

The property also benefits from gas fired central heating, double glazing, block paved driveway providing off-street parking to the front, and an enclosed well maintained garden to the rear.

The property has also been recently upgraded throughout including upgrades to the plumbing and electrics.

The property is situated within close proximity of excellent nearby schooling for all ages, as well as great transport links to and from the surrounding area such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is easy access to ample outdoor space and countryside, as well as shops, services and amenities in the neighbouring towns.

We believe the property will make an ideal first time buy and we highly recommend an internal viewing.



## ENTRANCE HALL

6'11" x 5'8" (2.12 x 1.73)

uPVC panel and double glazed front entrance door with double glazed panel to the side of the door, radiator, boxed-in meters, spotlights, wall mounted consumer unit, tile wooden flooring, internal doors to shower room and living space. Useful boiler closet/storage housing the 'Glow Worm' gas fired boiler (for central heating hot water purposes).

## SHOWER ROOM

6'5" x 4'7" (1.98 x 1.40)

Modern re-fitted three piece suite comprising walk-in tiled shower cubicle with mains 'Drench' style shower with sliding glass screen/door with inset shelving, hidden cistern push flush WC, wash hand basin with mixer tap with storage cabinet beneath. Decorative tiling to the walls, double glazed window to the front, spotlights, extractor fan, chrome ladder towel radiator, tile wooden flooring.

## OPEN PLAN LIVING DINING KITCHEN

max 23'5" x 10'9" (max 7.14 x 3.28)

The kitchen area comprises a matching range of base and wall storage cupboards and drawers with square edge work surfacing incorporating four ring gas hob with extractor over and fitted oven beneath. Inset single sink and draining board with central swan-neck style mixer tap with decorative tiled splashbacks, space for under-counter fridge and freezer, in-built microwave, glass fronted crockery cupboards, overhanging matching breakfast bar, radiator with the option of display cover, feature spiral staircase rising to the first floor, spotlight. Opening through to the living dining area where there is matching laminate flooring throughout, decorative brick fireplace, radiator, ample space for dining table and chairs, fitted storage cabinets to both the base and wall (housing the plumbing for the washing machine and space for tumble dryer) with roll top work surfaces and decorative tiled splashbacks, wall light point, spotlights, Velux rooflight, sliding double glazed patio doors opening out to the rear garden with double glazed window to the side of the door.

## LANDING AREA

With open access to the nursery/office and principal bedroom space, spotlights.

## BEDROOM ONE

Double glazed window to the front, radiator, wardrobes, matching shelving, loft access point.

## NURSERY/OFFICE

Radiator, spotlights.

## OUTSIDE

To the front there is a decorative block paved driveway providing off-street parking with access to the front entrance door, decorative stone chippings, covered bin storage area also providing shelter from the front entrance door. Outside water tap, sensor lighting.

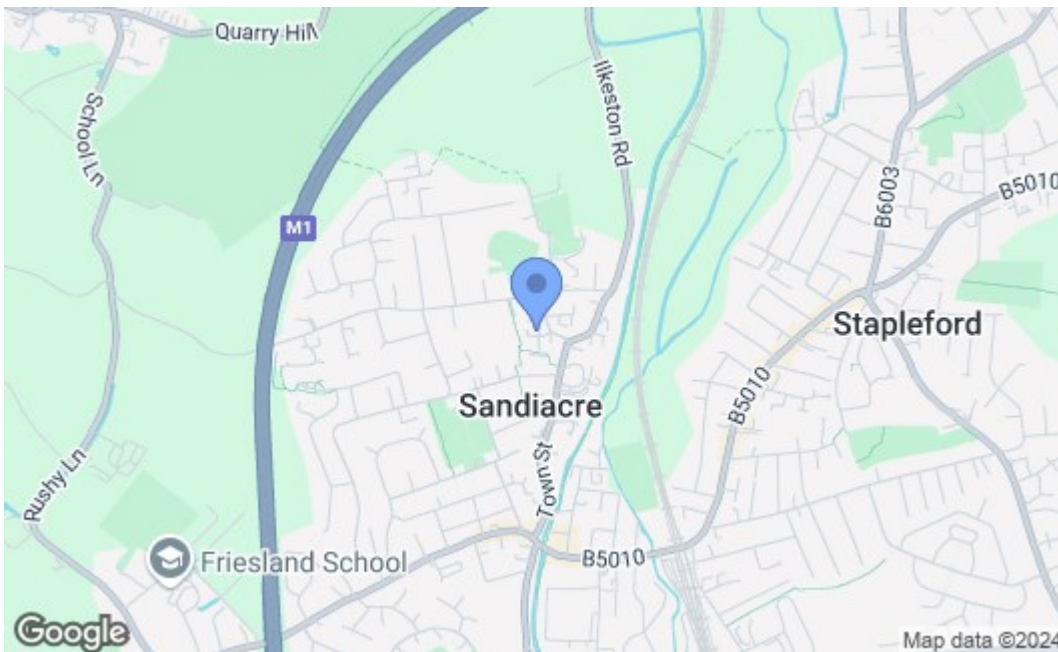
## TO THE REAR

The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary line, split into various sections with an initial decked entertaining space accessed from the patio doors from the living space. This then leads onto a shaped garden lawn with stepping stone pathway providing access to the foot of the plot. Decorative stone chippings to the boundary line, housing a variety of mature bushes and shrubbery. To the rear of the garden there is a pagoda with covered seating area, also with matching stone chippings and enclosed by fencing to the boundary line. Within the rear garden there is also the inclusion of a storage shed, external tap and lighting points.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to Sandiacre, crossing the bridge onto Station Road. At the traffic light junction, turn right onto Town Street and proceed parallel with the canal heading in the direction of Stanton by Dale. At the bend in the road, turn left onto Church Street and take an immediate left onto Taft Avenue. The property can then be found on the right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(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 (CO <sub>2</sub> ) Rating		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			
England & Wales		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.