

**Gloucester Avenue  
Sandiacre, Nottingham NG10 5GX**

**£420,000 Freehold**

AN EXTENDED FOUR BEDROOM + ATTIC  
CONVERSION DETACHED FAMILY HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SPACIOUS AND EXTREMELY WELL PRESENTED EXTENDED FOUR BEDROOM PLUS ATTIC CONVERSION (NO REGS) DETACHED FAMILY HOUSE POSITIONED IN A QUIET RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, spacious living room with multi fuel burning stove, dining room, breakfast kitchen with dining space, utility room and WC. The first floor landing then provides access to four bedrooms and the family bathroom, access then leads off the landing to the top floor attic space, currently used as an additional bedroom (no regulatory paperwork in place).

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking and gardens to both the front and the rear.

The property is situated in this popular and established location within close proximity of excellent nearby schooling for all ages on the doorstep. There is also easy access to good transport links 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 also easy access to the shops, services and amenities in the nearby towns of Stapleford and Long Eaton, as well as ample open countryside access.

Due to the overall space, both internally and externally, we believe the property would make an ideal long term family home. We would therefore highly recommend an internal viewing.



## ENTRANCE HALL

12'6" x 7'9" (3.82 x 2.38)

Feature composite and double glazed front entrance door, staircase rising to the first floor with feature glass balustrade, double glazed window to the side (with fitted blinds), panelling to dado height, Victorian-style radiator, useful cloaks cupboard with feature double glazed porthole window, also housing the electricity meters and coat pegs. Feature floor tiles, opening through to the kitchen, solid oak internal door into the living room.

## LIVING ROOM

21'9" x 11'5" (6.65 x 3.50)

Double glazed window to the front (with fitted blinds), solid Oak recalimed floor, two Victorian-style radiators, media points, feature fire surround with brick hearth and open fire. Opening through to the dining room.

## DINING ROOM

15'3" x 10'2" (4.66 x 3.11)

Two double glazed windows to the rear (both with fitted blinds), uPVC panel and double glazed exit door to outside, wood effect tile flooring, Victorian-style radiator, spotlights.

## DINING KITCHEN

17'3" max x 8'9" (5.26 max x 2.69)

The kitchen area comprises a matching range of fitted base and wall storage cupboards with butchers block square edge work surfacing incorporating porcelain sink unit with draining board and pull-out spray hose mixer tap. Decorative tiled splashbacks, Range cooker with five ring gas burners, ovens and warming drawer beneath. Useful understairs storage pantry with shelving and lighting point, tiled floor. Opening through to the dining area where there is ample space for dining table and chairs, continuation of the tiled flooring, Victorian-style radiator, composite and double glazed front door onto the driveway, double glazed window to the front (with fitted blinds), solid oak and glazed internal door to the utility room.

## UTILITY ROOM

8'5" x 8'2" (2.59 x 2.49)

Comprising a matching range of fitted base and wall storage cupboards with laminate square edge work surfacing incorporating single sink with mini drainer and mixer tap, plumbing for the washing machine, space for tumble dryer, space for American-style fridge/freezer, continuation of the tiled floor from the kitchen, double glazed window to the rear, uPVC panel and double glazed exit door to outside, solid oak internal door to ground floor WC.

## GROUND FLOOR WC

5'1" x 3'0" (1.55 x 0.93)

Housing a push flush WC, continuation of the tiled floor, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

## FIRST FLOOR LANDING

Continuation of the glass balustrade from the ground floor, panelling to dado height, staircase rising to the attic space and solid oak internal doors to all bedrooms and bathroom.

## BEDROOM ONE

20'4" x 8'6" (6.20 x 2.60)

Dual aspect with double glazed windows to both front and rear (both with fitted blinds), spotlights, radiator, laminate flooring.

## BEDROOM TWO

11'0" x 10'11" (3.36 x 3.34)

Double glazed window to the rear (with fitted blinds) making the most of the views beyond, radiator, coving, laminate flooring, panelling to dado height on one wall.

## BEDROOM THREE

11'1" x 9'0" (3.40 x 2.76)

Double glazed window to the front (with fitted blinds), radiator, laminate flooring, fitted wardrobes, shelving and hanging space.

## BEDROOM FOUR

Double glazed window to the front (with fitted blinds), radiator, laminate flooring, fitted wall storage cupboards.

## FAMILY BATHROOM

8'0" x 5'4" (2.46 x 1.64)

Replaced in 2021 with further enhancements in the Summer of 2024, comprising a four piece suite with separate bath, central waterfall style mixer tap and handheld shower attachment, tiled and enclosed corner shower cubicle with glass screen and doors with electric shower, wash hand basin with central waterfall style tap, push flush WC. Two double glazed windows to the rear (both with fitted blinds), extractor fan, tiled floor, chrome ladder style towel radiator.

## TOP FLOOR LOFT SPACE

23'1" x 8'4" (7.04 x 2.56)

Double glazed window to the rear (with fitted blinds), Velux roof window to the side, radiator, central pitched roof, ample fitted wardrobes, power and lighting points. This space is currently used and set up as an additional double bedroom by the current owners. However, this feature does lack the relevant paperwork/certificate to officially class as an additional bedroom.

## OUTSIDE

To the front of the property there is a front driveway providing off-street parking for two/three vehicles, access points to both the front and kitchen composite doors, shaped garden lawn with planted and decorative borders housing a variety of bushes and shrubbery, external lighting point.

## TO THE REAR

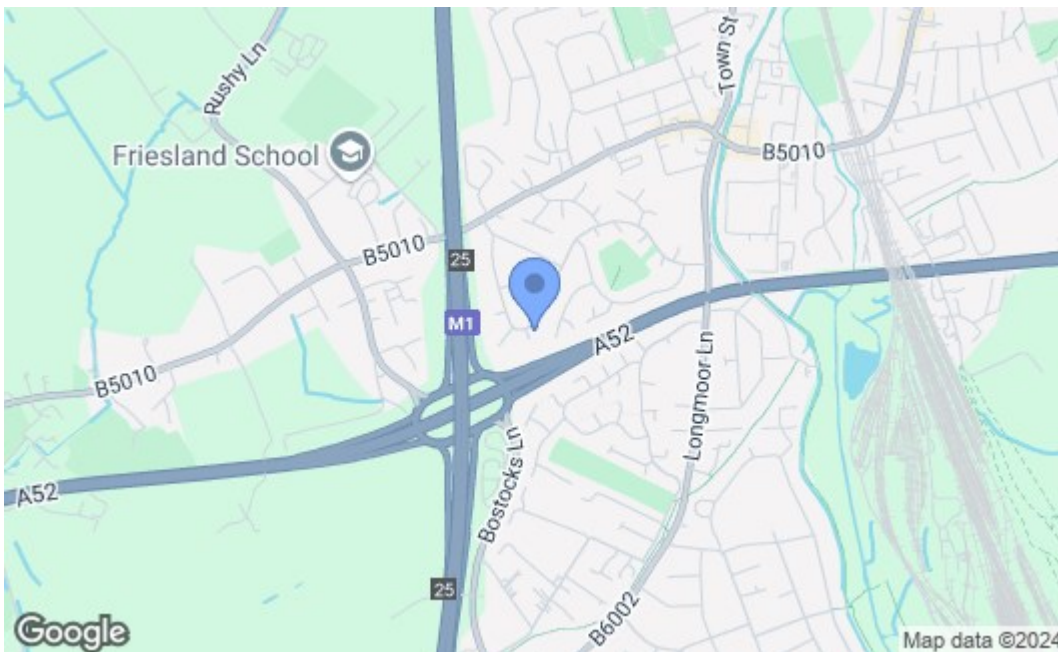
The rear garden is enclosed by timber fencing to the boundary line with a central lawn, initial deck, entertaining space accessed via the utility and dining room double glazed doors, with covered seating area and spotlights. Surrounding the lawn are decorative chipped/barked flower borders housing a variety of bushes and shrubbery. To the rear of the plot there is a secondary raised decked entertaining space with pagoda and cover. Within the garden there is an external water tap, lighting points and a good size garden shed.

## DIRECTIONAL NOTE

From our Stapleford Office, proceed in the direction of Sandiacre, crossing the Sandiacre traffic lights onto Derby Road. Continue up the hill heading in the direction of Risley, before taking an eventual left hand turn onto York Avenue. Continue around the bend and take a right onto Gloucester Avenue and the property can be found on the left hand side.



Robert Ellis  
ESTATE AGENTS



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			
		63	78
<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)	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.