



**Coronation Avenue  
Sandiacre, Nottingham NG10 5ER**

**£195,000 Freehold**

A THREE BEDROOM SEMI DETACHED  
HOUSE OFFERED FOR SALE WITH NO  
UPWARD CHAIN.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

What sets this property apart from many other houses in the area is the fact that the property benefits from a stylish extension which provides for a unique water feature to the ground floor. The rear open plan sitting room has a walled in/out koi carp pond which can be enjoyed from the comfort of the sitting room, as well as the particularly private rear garden.

The property also benefits from other features including gas fired central heating, double glazing, generous living room with a wood burning stove and breakfast kitchen.

Rising to the first floor, the landing then provides access to three well proportioned bedrooms and a shower room.

The rear garden is another talking point, offering privacy and ease of maintenance with a lower patio and raised decked entertaining space.

As previously mentioned, the property is situated in this popular and established residential location, elevated from the road, within walking distance of a regular bus service, local schools, and for those with the need to commute, the property is a short drive from the A52 for Nottingham/Derby and Junction 25 of the M1 motorway.

Stanton by Dale and Stoney Clouds Nature Reserve are a short distance away providing open countryside.

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



## ENTRANCE PORCH

uPVC double glazed construction with double glazed side entrance door, tiled floor, wall light point, further uPVC panel and double glazed inner door to the living room.

## LIVING ROOM

18'7" × 13'2" (5.68 × 4.02)

Staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage cupboard, coving, spotlights, oak flooring, feature wood burning stove with marble hearth. Double doors through to the sitting room.

## SITTING ROOM

20'9" × 9'0" (6.33 × 2.75)

Matching to the living room oak flooring, three vertical designer radiators, two Velux skylights, spotlights, double glazed windows to the side and the rear, sliding double glazed patio doors opening out to the rear garden, media points, walled-in koi carp pond with uPVC double glazed surround and glass sloping ceiling.

## DINING KITCHEN

18'7" × 9'6" (5.67 × 2.91)

The kitchen comprises a matching range of fitted base and wall storage cupboards with marble effect roll top work surfaces incorporating four ring hob with curved extractor fan over, in-built eye level oven and combination grill, space for American-style fridge/freezer, plumbing for washing machine, integrated dishwasher, glass fronted crockery cupboard, double glazed windows to the side and rear (both with fitted roller blinds), space for dining table and chairs, radiator, tiled floor, wine rack, display corner shelving, internal doors to the living room and sitting room, useful understairs storage cupboard with continuation of the floor tiles, electricity meters, gas central heating boiler.

## FIRST FLOOR LANDING

Double glazed window to the front, radiator, coving, decorative wood spindle balustrade, loft access point, doors to all bedrooms and shower room, airing cupboard housing hot water cylinder.

## BEDROOM ONE

10'8" × 9'8" (3.26 × 2.97)

Double glazed window to the rear (with fitted blinds), radiator, laminate flooring, fitted wardrobes.

## BEDROOM TWO

13'9" × 10'1" (4.20 × 3.09)

Double glazed window to the rear, radiator, laminate flooring, coving.

## BEDROOM THREE

8'3" × 8'1" (2.54 × 2.47)

Double glazed window to the front, radiator.

## BATHROOM

Modern white three piece suite comprising roll top bath with claw feet, glass screen and Mira Sport electric shower over, wash hand basin, high flush Victorian-style WC. Double glazed window to the side, towel radiator, tiled floor, spotlights, extractor fan.

## OUTSIDE

To the front of the property there is a shared block paved pathway providing access to the front entrance door, chipped bark decorated borders housing a variety of bushes and shrubbery.

## TO THE REAR

The rear garden is designed for ease of maintenance being enclosed by timber fencing to the boundary line. The garden offers an initial block paved patio seating area (ideal for entertaining) with raised access up via a gravel pathway to a decked entertaining space with planted rockery and borders housing a variety of bushes and shrubbery. There is a raised retaining wall leading to the unique in/out Koi carp pond. Within the garden there is a brick garden store, external water tap and lighting point.

## DIRECTIONAL NOTE

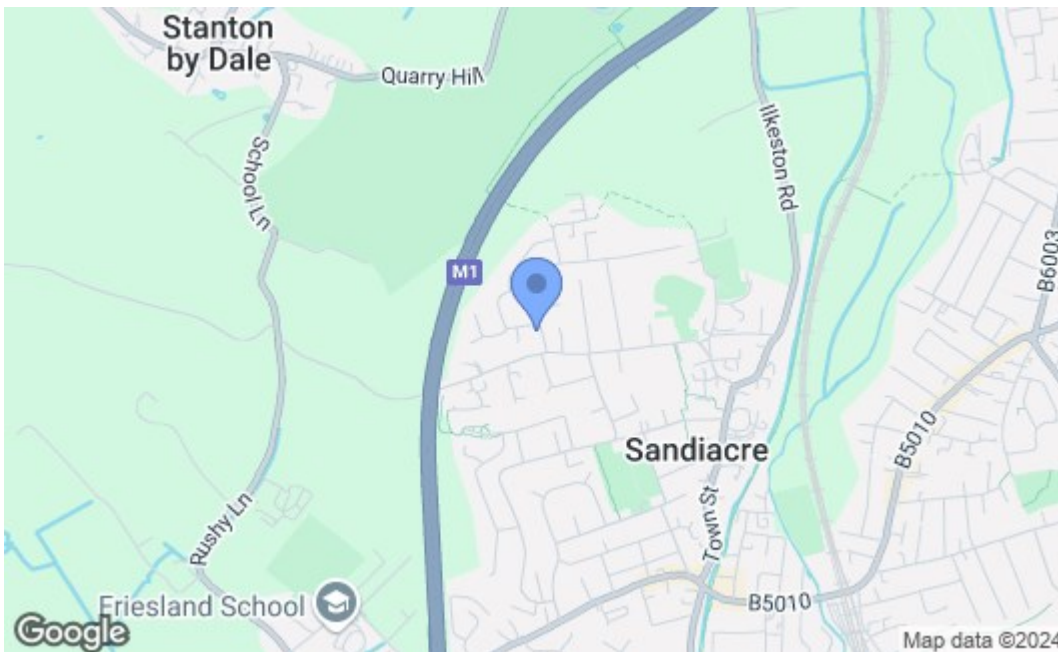
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At Sandiacre traffic lights, turn right onto Town Street and proceed parallel with the canal in the direction of Stanton by Dale. At the bend in the road, turn left onto Church Street and continue onto Stanton Road. Past the Post Office/Convenience Store, take a right hand turn onto Coronation Avenue and the property can be found in an elevated position on the left hand side.

## AGENTS NOTE

There are solar panels to the property. We are awaiting information with regards to this and ask you also confirm with your solicitors.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	92
(81-91) B			
(69-80) C			
(55-68) D			
(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	
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.