



Smedleys Avenue  
Sandiacre, Nottingham NG10 5JA

AN END TERRACED COTTAGE.

**£178,500 Freehold**



INTERNAL PHOTOS AND MORE DETAILS COMING SOON!

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS QUIRKY/TARDIS-LIKE TWO BEDROOM END TERRACED COTTAGE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises a front living room, inner lobby, kitchen, utility area, shower room and conservatory. The first floor landing then provides access to two bedrooms either side of the landing.

The property benefits from gas fired central heating, double glazing, off-street parking, generous garden space, as well as electric underfloor heating in the shower room and conservatory.

The property is located within this quiet residential cul de sac at the North end of Sandiacre situated within easy reach of nearby schooling such as Ladycross, Cloudside and Friesland schools. There is also easy access to the i4 bush service, the A52 and Junction 25 of the M1 motorway.

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



## LOUNGE

11'5" x 10'11" (3.49 x 3.33)

uPVC panel and double glazed front entrance door (with fitted blind), double glazed window to the front (with fitted blinds), radiator, exposed and varnished wooden floorboards, painted beam ceiling, feature central exposed chimney breast incorporating tiled insert and hearth with fitted multi fuel burning stove. Decorative original cog wheel. Opening through to inner lobby.

## INNER LOBBY

2'11" x 2'6" (0.89 x 0.77)

Latch door to useful understairs storage space, tiled floor. Opening through to the kitchen.

## KITCHEN

11'5" x 10'10" (3.49 x 3.31)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with granite work surfaces incorporating single sink and draining board with central pull-out spray hose mixer tap, fitted four ring hob with extractor over and oven beneath, integrated space for fridge, freezer and washing machine, turning staircase rising to the first floor, tiled floor, radiator, double glazed oriel bay window to the side, decorative beam ceiling. Opening through to utility/breakfast area.

## UTILITY/BREAKFAST AREA

9'10" x 5'5" (3.02 x 1.67)

uPVC panel and double glazed exit door to the conservatory, double glazed window to the side of the door, panelling to both sides, radiator, tiled floor, decorative beam ceiling, sliding door to ground floor shower room.

## SHOWER ROOM

8'11" x 4'1" (2.74 x 1.27)

Three piece suite comprising walk-in tiled shower cubicle with glass shower screen and dual attachment mains shower, hidden cistern push flush WC, wash hand basin with mixer tap and storage drawers beneath. Decorative tiling to the walls and surrounding the shower, double glazed window to the rear, spotlights, extractor fan, tiled floor with electrically operated underfloor heating.

## CONSERVATORY

9'11" x 9'8" (3.03 x 2.96)

uPVC double glazed construction, double glazed windows to both sides and the rear, double glazed French doors opening out to the rear garden. Tiled floor with electrically operated underfloor heating, water tap.

## FIRST FLOOR LANDING

Doors to both bedrooms, loft access point.

## BEDROOM ONE

11'5" x 10'10" (3.48 x 3.32)

Double glazed window to the front, radiator, coving.

## BEDROOM TWO

11'5" x 7'10" (3.49 x 2.41)

Double glazed window to the rear, radiator, useful overstairs fitted storage cupboard.

## OUTSIDE

To the front of the property there is a lowered kerb entrance point to a block paved style presscrete driveway providing off-street parking with planted borders and pedestrian gated access leading down the right hand side of the property to the rear garden.

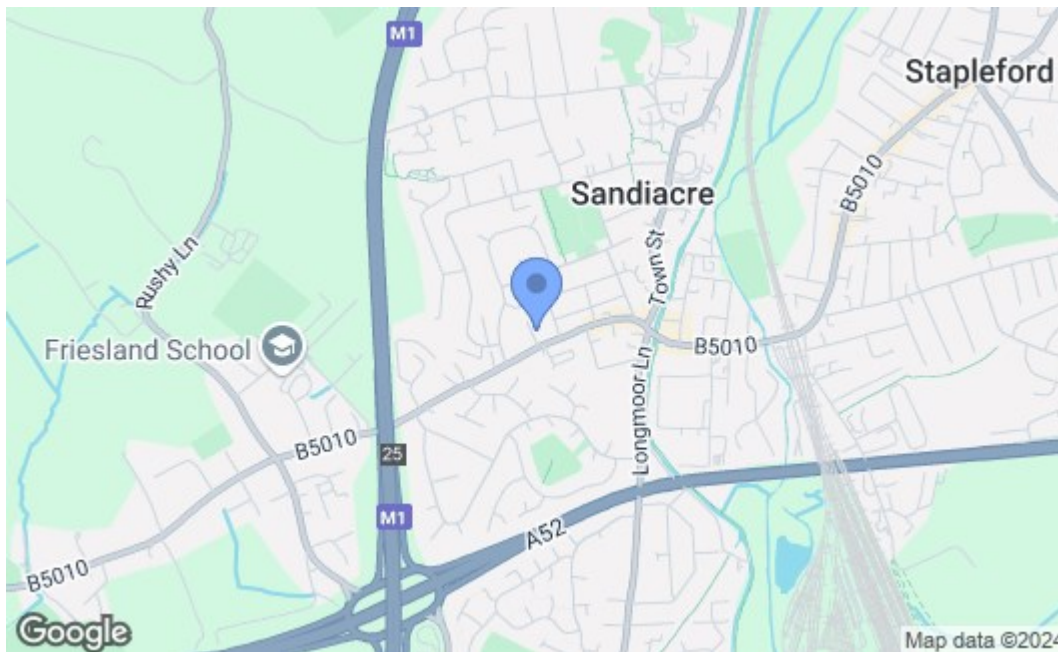
## TO THE REAR

The rear garden is of a good overall size being enclosed by hedgerow and timber fencing to the boundary lines. There is a good size raised patio entertaining space then leading down to a garden lawn with stepping stone pathway leading to the foot of the plot.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction, continue straight over onto Derby Road and proceed in the direction of Risley. Look for and take an eventual right hand turn onto Smedleys Avenue and the property can be found on the right hand side, identified by our For Sale board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.