



**Denton Avenue
Sandiacre, Nottingham NG10 5GL**

A RELATIVELY MODERN (2020) OPEN
PLAN TWO BEDROOM END OF TERRACE
HOUSE.

Guide Price £190,000 Freehold



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS RELATIVELY MODERN TWO BEDROOM END OF TERRACE PROPERTY CONSTRUCTED IN 2020 SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the first floor comprises open plan ground floor, living room to kitchen with useful ground floor WC. The staircase then rises to the first floor where there are two bedrooms and a bathroom suite.

The property is situated in this popular and established residential location within close proximity of excellent nearby schooling for all ages, as well as good transport links to and from the surrounding area, including the i4 bus service, A52 and Junction 25 of the M11 motorway.

There is also easy access to the shops, services and amenities in Sandiacre, as well as Stapleford and Long Eaton.

For those looking to explore the outdoors, there is also easy access to ample outdoor countryside nearby.

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

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



LIVING ROOM AREA

18'0" × 10'9" (5.50 × 3.30)

Double glazed window to the front, laminate flooring.

WC

7'2" × 3'3" (2.20 × 1.00)

KITCHEN

14'5" × 13'1" (4.4 × 4.00)

Integrated kitchen appliances, spotlights, continuation of the laminate floor (to match the living room area), boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes). Sliding bi-fold double glazed doors then open out into the rear garden patio.

FIRST FLOOR LANDING

6'6" × 3'3" (2.00 × 1.00)

Doors to both bedrooms and bathroom.

BEDROOM ONE

13'1" × 10'9" (4.00 × 3.30)

Double glazed windows to the front and side (with fitted blinds), radiator.

BEDROOM TWO

13'5" × 7'10" (4.10 × 2.40)

Double glazed window (with fitted blinds), radiator, overstairs storage cupboard.

BATHROOM

5'10" × 4'11" (1.8 × 1.5)

Modern white three piece suite comprising panel bath with glass shower screen and dual attachment mains shower over, wash hand basin with mixer tap with storage cabinets beneath and decorative tile splashback, push flush WC. Partial wall tiling, ladder towel radiator, double glazed window, extractor fan.

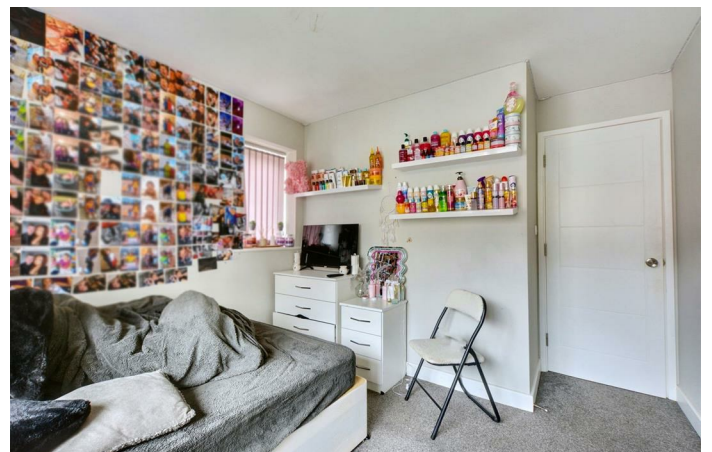
OUTSIDE

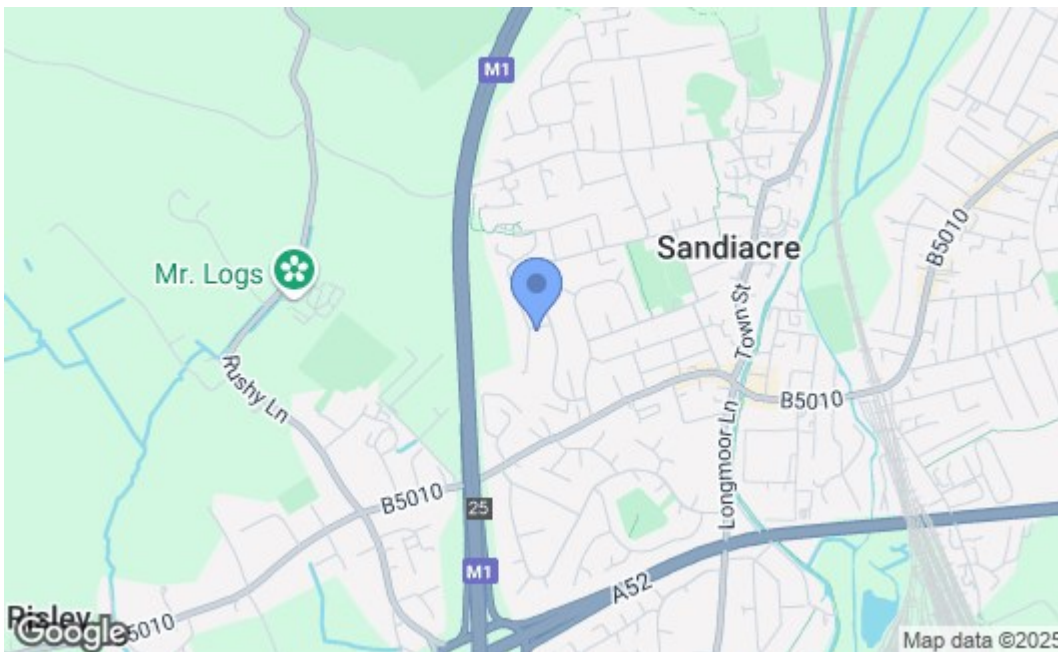
The property sits on a front, side and rear plot with the front garden being predominantly lawned, enclosed by a triangular shaped plot with timber fencing and concrete posts to the boundary lines. The side garden area (driveway space) is predominantly gravel with lowered

kerb and access point to the paving leading to the side entrance door, this area is screened by hedgerow and timber fencing to the boundary lines. Opening out to the rear garden which is predominantly lawned with a paved patio seating area accessed from the kitchen doors. This area is also enclosed by timber fencing and offers an additional gated access onto the driveway space.

AGENTS NOTES

A Robert Ellis staff member is a relation of the owner of this property.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 96 |
| (81-91) B | | 82 | |
| (69-80) C | | | |
| (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 ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ 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.