

West Avenue  
Sandiacre, Nottingham NG10 5FT

**£235,000 Freehold**

AN EXTREMELY WELL PRESENTED THREE  
BEDROOM SEMI DETACHED HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET FOR THE FIRST TIME IN OVER 20 YEARS THIS EXTREMELY WELL PRESENTED AND VERY MUCH LOVED THREE BEDROOM SEMI DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises side entrance hallway, ground floor WC, living room, dining room and kitchen. The first floor landing then provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating, double glazing, off-street parking and beautifully maintained private gardens including garden office, summerhouse and various garden storage sheds.

The property is located in this popular and established residential area within close proximity of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland. There is also easy access to great transport links and commuter access such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to local amenities including the shops and services in Sandiacre and nearby Stapleford and Long Eaton, as well as ample outdoor space and access to the countryside.

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



### SIDE ENTRANCE HALL

11'6" x 2'11" (3.51 x 0.90)

uPVC panel and double glazed side entrance door, turning staircase rising to the first floor, tiled floor, radiator with display cover. Doors to the living room and ground floor WC.

### GROUND FLOOR WC

7'10" x 4'0" (2.39 x 1.22)

Two piece suite comprising a low flush WC and wash hand basin with feature mixer tap, circular bowl and storage cabinet beneath. Double glazed window to the rear, wall mounted gas fired conventional boiler for central heating and hot water purposes. Tiling to the walls and floor, feature lighting.

### LIVING ROOM

13'6" x 11'8" (4.12 x 3.56)

Double glazed bow window to the front (with individually fitted blinds), decorative ceiling rose and coving, wall light points, exposed and varnished floorboards, radiator with display cabinet, media points, feature Adam-style fire surround with decorative tiled inserts and hearth housing an electric fire. Door to kitchen.

### DINING ROOM

10'8" x 10'0" (3.26 x 3.07)

Double glazed window to the front (with fitted blinds), radiator with display cover, coving, decorative ceiling rose, exposed and varnished floorboards, decorative brick opening through to the living room.

### FULL WIDTH BREAKFAST KITCHEN

16'11" x 8'5" (5.18 x 2.58)

The kitchen areas comprises a matching range of fitted base and wall storage cupboards and drawers with marble effect style roll top work surfaces incorporating porcelain one and a half bowl sink unit with draining board and mixer tap. Space for range-style gas and electric cooker with extractor fan over, matching overhanging marble style breakfast bar, space for full height fridge/freezer, radiator with display cabinet, two double glazed windows to the rear overlooking the rear garden (with fitted blinds), stable rear exit door, coving, decorative tiled splashbacks, glass fronted crockery cupboards.

### FIRST FLOOR LANDING

Doors to all bedrooms and sliding door access to the bathroom, radiator with display cabinet, spotlights, double glazed window to the side (with fitted blind), useful storage/airing cupboard housing the water cylinder. Loft access point to a partially boarded, insulated loft space.

### BEDROOM ONE

13'6" x 12'4" (4.12 x 3.77)

Double glazed window to the front (with fitted blinds), radiator with display cover, TV point, decorative ceiling rose, electric ceiling fan, picture rail, exposed and painted floorboards. (Included within the sale is a large set of freestanding wardrobes to one wall).

### BEDROOM TWO

13'6" x 11'0" (4.12 x 3.37)

Double glazed windows to both the front and side letting is lots of natural light (both with fitted blinds), radiator with display cover, decorative ceiling rose with electric ceiling fan, panelling to one wall, picture rail, exposed and painted floorboards.

### BEDROOM THREE

9'0" x 7'10" (2.76 x 2.40)

Double glazed window to the rear overlooking the rear garden and views beyond (with fitted blinds), radiator, fixed shelving, laminate flooring.

### BATHROOM

7'6" x 4'5" (2.30 x 1.35)

Three piece suite comprising corner bath with electric shower over, wash hand basin, push flush WC. Tiling to the walls, wall mounted bathroom storage cupboards, chrome heated ladder towel radiator, large wall mounted bathroom mirror, decorative butterfly boarding surrounding the bath, double glazed window to the rear.

### OUTSIDE

To the front of the property there is a lowered kerb entry point to a spacious shaped presscrete-style driveway providing ample off-street parking for several cars with an area screened by hedgerow from the boundary line with decorative curved, raised brick wall planter and a range of mature bushes and shrubbery. The driveway continues down the left hand side of the property which also provides access to the side entrance door, as well as gated pedestrian access then leading into the rear garden.

### TO THE REAR

The rear garden is split into various sections with a raised initial paved patio seating area (ideal for entertaining), external lighting point, dual feed water tap, pedestrian gated access leading to the front driveway, access to the garden shed and office, steps then lead down to a decked entertaining area with covered seating or hot tub area with adjoining changing room/storage area. Further steps then lead down to the main part of the garden which is predominantly lawned with a covered pagoda, planted borders housing a variety of bushes, shrubs, trees and plants. This then leads down to the foot of the plot where there is a further garden shed tucked into the right hand corner of the plot where there is a timber summerhouse situated in the bottom left corner of the plot.

### GARDEN OFFICE

13'0" x 7'4" (3.97 x 2.24)

Georgian-style panel and glazed door accessed from the garden patio, also with the benefit of power and lighting.

### GARDEN SHED

9'7" x 5'7" (2.93 x 1.72)

Side door and window, power and lighting points.

### SUMMERHOUSE

8'9" x 6'7" (2.68 x 2.02)

Traditional panel and glazed door access from the garden area.

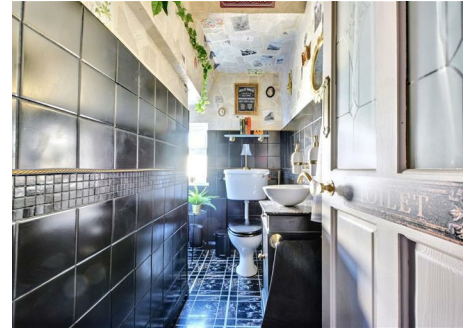
### DIRECTIONAL NOTE

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

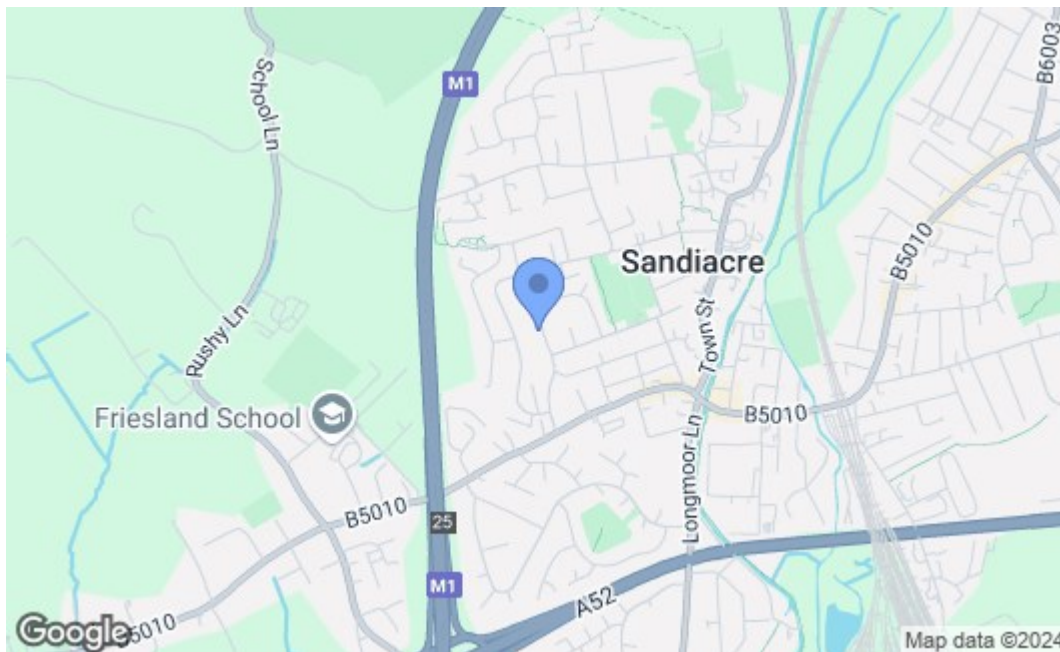
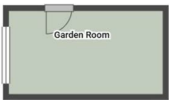
### AGENTS NOTE

Some images used have been supplied from the vendors. Pictures taken during the summer.





Robert Ellis  
ESTATE AGENTS



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.