



Maple Avenue  
Sandiacre, Nottingham NG10 5EF

**£250,000 Freehold**

A THREE BEDROOM SEMI DETACHED  
HOUSE.





A surprisingly spacious three bedroom semi detached house, tucked away from the hustle and bustle of everyday life, located on a small access road off Maple Avenue.

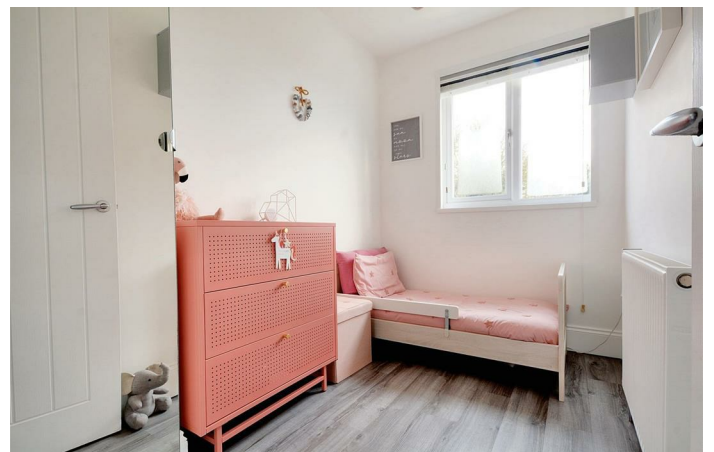
This property comes to the market in a ready to move into condition, with vacant possession and offers a modern, contemporary interior with features including gas fired central heating served from a combination boiler and double glazed windows.

The accommodation comprises side entrance hall, living room, open plan dining kitchen with a useful utility closet and lean-to sun lounge beyond. To the first floor the landing provides access to three bedrooms and shower room/WC.

Set back from the road, the property benefits from ample off-street parking, enclosed rear gardens, patio and lawn.

Situated in this quiet backwater location off Maple Avenue, within this highly regarded residential suburb, great for families and commuters alike. Stoney Clouds Nature Reserve and open countryside is a short walk away, as is Cloudside Junior School with Friesland School also within easy reach. For those looking to commute, the A52 and Junction 25 of the M1 motorway are a short drive away.

An internal viewing is recommended.



## SIDE ENTRANCE HALL

Double glazed front entrance door, stairs to the first floor. Doors to the living room and dining kitchen.

## LIVING ROOM

13'8" x 12'4" (4.18 x 3.77)

Radiator, double glazed bay window to the front.

## DINING KITCHEN

12'6" x 11'5" (3.82 x 3.48)

Incorporating a range of modern fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, microwave and hob. Plumbing for dishwasher and appliance space. Cupboard house gas fired combination boiler (for central heating and hot water). Useful walk-in utility closet with plumbing and space for washing machine and further appliance space. Double glazed window to the side and double glazed French doors to the sun lounge.

## SUN LOUNGE

14'1" x 7'0" (4.31 x 2.15)

This is a lean-to construction with radiator, patio doors to the rear garden.

## FIRST FLOOR LANDING

Built-in closet. Doors to bedrooms and shower room.

## BEDROOM ONE

13'8" x 10'9" (4.17 x 3.30)

Fitted wardrobe, radiator, double glazed window to the front.

## BEDROOM TWO

9'3" x 7'6" (2.82 x 2.30)

Radiator, double glazed window to the rear.

## BEDROOM THREE

9'3" x 5'10" (2.82 x 1.78)

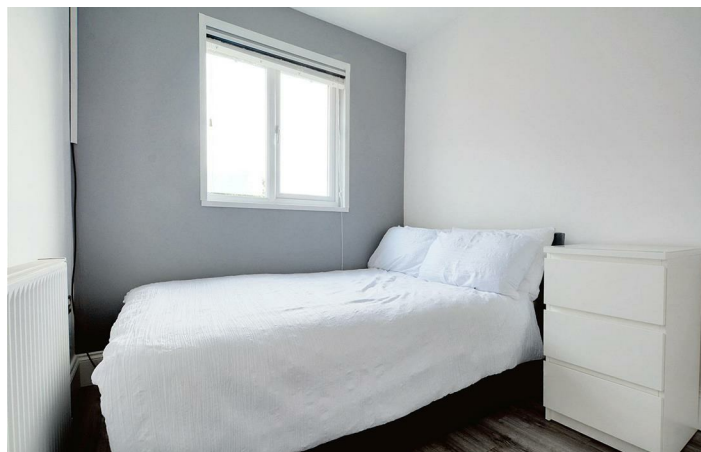
Radiator, double glazed window to the rear.

## SHOWER ROOM

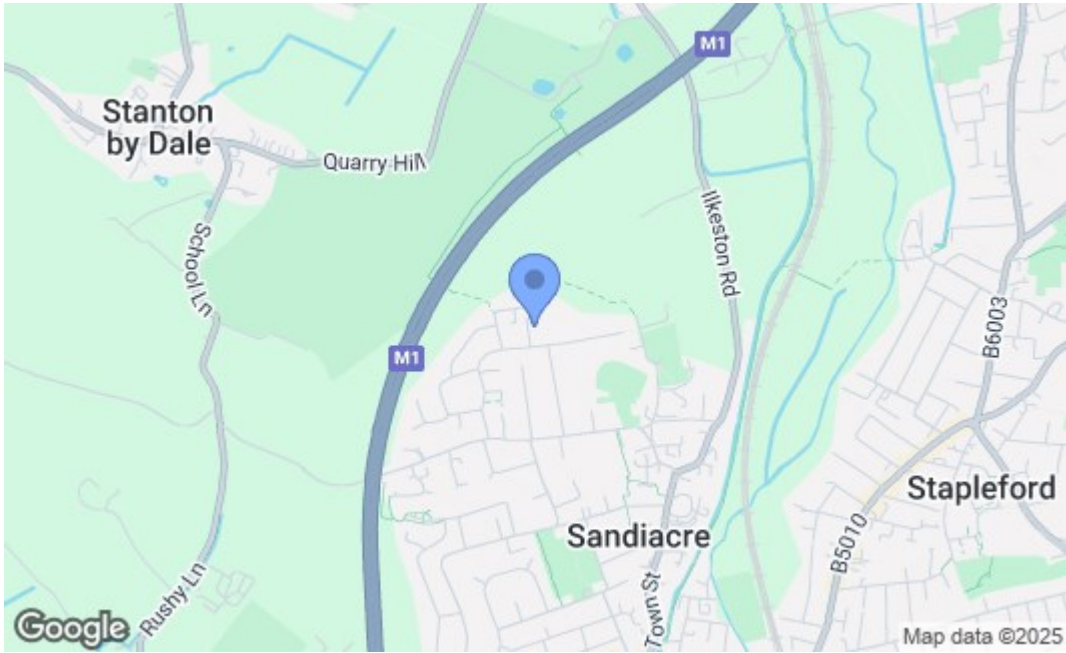
A three piece suite comprising wash hand basin within a vanity unit, low flush WC and corner shower cubicle. Partially tiled walls, heated towel rail, double glazed window.

## OUTSIDE

The property is set back from the road with a forecourt providing off-street parking for at least two vehicles with a driveway and age leading to additional hard standing. The rear garden is enclosed with patio and lawn.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 <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		
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.