



**Collin Avenue
Sandiacre, Nottingham NG10 5JR**

**A BAY FRONTED THREE BEDROOM SEMI
DETACHED HOUSE**

£235,000 Freehold



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Robert Ellis are delighted to welcome to the market this extremely well presented, bay fronted three bedroom semi detached house situated within this popular and established residential location.

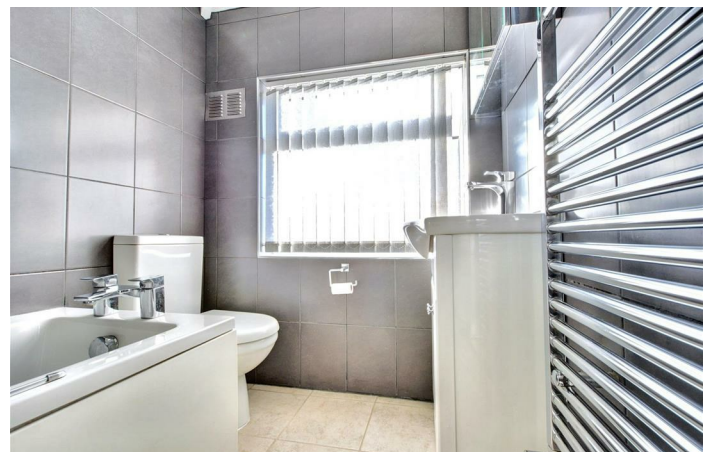
The property itself has accommodation over two floors which comprises of an entrance porch leading through to a bay fronted living room, dining room and kitchen with pantry space to the ground floor. The first floor landing then provides access to three bedrooms and a bathroom suite.

Other benefits to the property includes a new roof of approx 8-10 years ago, gas central heating, double glazing, provision for parking to the front and generous garden space to the rear with good size garden shed situated at the foot of the plot.

The property is located within this popular and established residential no through road location within close proximity of the shops, services and amenities within the neighbouring towns of Stapleford and Long Eaton, there is also easy access to excellent schooling for a variety of age groups and for those needing to commute there is easy access to good transport links such as the A52 for Nottingham and Derby, the M1 J25 motorway and the Nottingham Electric Tram terminus situated at Bardill's roundabout.

We believe the property would make an ideal first time buy and is also located within close proximity of excellent nearby countryside and walking routes.

We therefore highly recommend an internal viewing.



Porch

4'4" x 3'0" approx (1.34m x 0.93m approx)

Composite and double glazed front entrance door with feature double glazed panel with door number etching above the door. Wireless alarm panel and internal door to:

Living Room

15'10" x 12'1" approx (4.84m x 3.69m approx)

Double glazed bay window to the front, media points, wall lights points, staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage cupboard, two radiators and feature Adam style fire surround with granite insert and matching hearth with inset coal effect fire.

Dining Room

11'9" x 6'11" approx (3.59m x 2.13m approx)

Double glazed window to the rear overlooking the garden and a radiator. Ample space for dining table and chairs, opening through to the living room.

Kitchen

11'1" x 8'2" approx (3.4m x 2.5m approx)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with granite style roll top work surfaces incorporating counter level single sink and draining board with swan neck mixer tap. Fitted counter level four ring gas hob with extractor over and double oven beneath, integrated fridge, freezer and dishwasher, decorative tiled splashbacks, double glazed window to the rear with fitted blinds, UPVC panel and double glazed exit door to outside, tiled floor and walk-in pantry with shelving, double glazed window to the side, lighting and plumbing space for the washing machine.

First Floor Landing

With continuation of the decorative wood spindle balustrade from the ground floor, double glazed window to the side, radiator and doors to all bedrooms and bathroom.

Bedroom 1

10'6" x 10'2" approx (3.21m x 3.12m approx)

Double glazed window to the front and a radiator.

Bedroom 2

11'8" x 9'0" approx (3.57m x 2.76m approx)

Double glazed window to the rear and a radiator. Loft access point with pull down loft ladders to a double insulated loft space.

Bedroom 3

8'3" x 6'9" approx (2.54m x 2.06m approx)

Double glazed window to the rear, radiator and useful fitted full height storage cupboards.

Bathroom

7'8" x 5'3" approx (2.34m x 1.61m approx)

A modern white three piece suite comprising of a panelled bath with glass shower screen, mixer tap and mains ran shower over, push flush w.c. and wash hand basin with matching mixer tap and storage cabinets beneath, fully tiled walls and floor, chrome heated ladder towel radiator, tiled floor and wall mounted double mirror fronted bathroom cabinet.

Outside

There is provision for off street parking to the front, subject to the necessary permissions to lower the curb. The front garden then has space for single car off road parking onto a block paved frontage with up/down lights to either side of the front entrance door and pathway and pedestrian gated access leads to the rear garden.

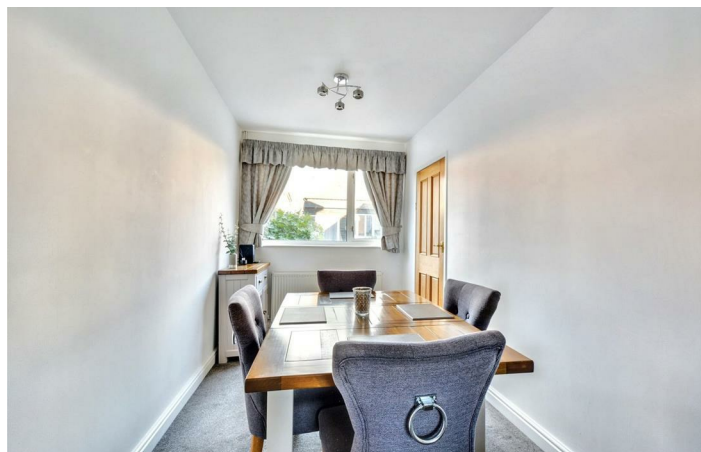
The rear garden has been attractively designed and landscaped for low maintenance with high quality laid artificial lawn either side of a central pathway which provides access to the foot of the plot and the garden shed. The garden also boasts a good size paved patio area matching to the pathway, ideal for entertaining and a raised decked entertaining space currently used for a hot tub area with inset lighting. Within the garden there is a double power socket, external lighting, manual awning and planted flower beds and borders housing a variety of bushes, shrubs, trees and plants. There is gated pedestrian access which also leads back round to the front of the property. To the foot of the plot there is almost a full width good size garden shed which could also be used for other purposes with double door entrance and double glazed window to the front.

Directions

From our Stapleford branch on Derby Road proceed as if heading in the direction of Sandiacre, crossing the bridge onto Station Road. At the Sandiacre traffic lights turn left onto Longmoor Lane and proceed parallel with the canal if heading in the direction of Long Eaton. Take an eventual left hand turn onto Collin Avenue and the property can then be found on the left hand side identified by our for sale board.

Council Tax

Erewash Borough Council Band A





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		
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.