



**Doncaster Avenue  
Sandiacre, Nottingham NG10 5FL**

AN EXTENDED BAY FRONTED TWO  
DOUBLE BEDROOM SEMI DETACHED  
HOUSE.

**£209,950 Freehold**



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTENDED AND WELL PRESENTED BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION OVERLOOKING LOCAL PARK LAND.

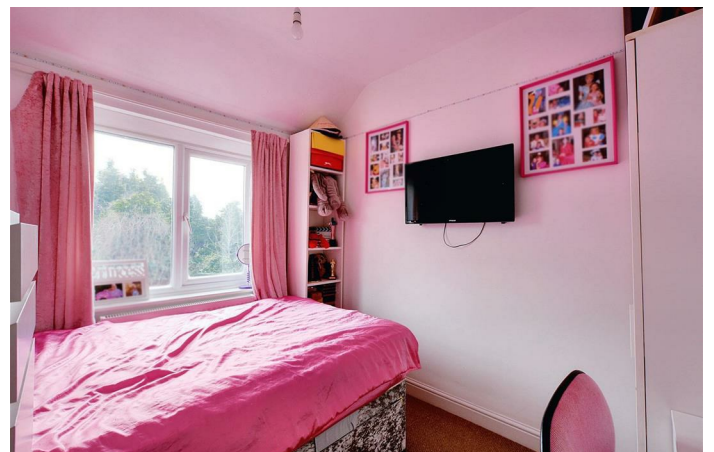
With accommodation over two floors, the ground floor comprises entrance hall, living room, kitchen, understairs study space and dining area. The first floor landing then provides access to two good size double bedrooms and a three piece bathroom suite.

The property also benefits from a reasonably new (1 year old) gas fired combination boiler for central heating and hot water purposes, double glazing, side-by-side block paved driveway to the front with provision to lower the kerb, and general enclosed garden space with outdoor bar area.

The property is located favourably in this popular and established residential location, situated close to three popular local schools for all ages. There is also easy access to good commuter links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is easy access to the shops, services and amenities in the nearby town centre, as well as Stapleford and Long Eaton.

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



## HALL

3'4" x 2'11" (1.02 x 0.90)

uPVC panel and double glazed front entrance door, staircase rising to the first floor, radiator, internal door to living room.

## LIVING ROOM

14'1" x 11'10" (4.30 x 3.63)

Double glazed bay window to the front, media points, decorative coving, radiator, central chimney breast with space for inset electric fire. Internal door through to the kitchen.

## KITCHEN

15'3" x 9'2" (4.66 x 2.80)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with roll top work surfaces and matching overhanging breakfast bar with space for 2/3 bar stools. Fitted one and a half bowl sink unit with draining board and mixer tap. Fitted four ring hob with extractor over and oven beneath. Space for fridge/freezer, plumbing for washing machine and dishwasher, tiled floor, opening through to the dining area. Door to understairs study space.

## UNDERSTAIRS STUDY SPACE

7'8" x 2'11" (2.36 x 0.90)

Two windows to the side, tiled floor (matching the kitchen), wall mounted electrical consumer box and gas meter.

## DINING AREA

12'8" x 10'11" (3.88 x 3.33)

uPVC panel and double glazed exit door to outside, windows to the side and rear, radiator, laminate flooring.

## FIRST FLOOR LANDING

Double glazed window to the side, radiator, doors to both bedrooms and bathroom, loft access point to a boarded-out loft space.

## BEDROOM ONE

14'7" x 11'11" (4.47 x 3.64)

Double glazed window to the front overlooking the local park, radiator, useful overstairs wardrobe space.

## BEDROOM TWO

9'9" x 7'11" (2.98 x 2.43)

Double glazed window to the rear overlooking the rear garden, radiator.

## BATHROOM

6'11" x 6'4" (2.12 x 1.95)

Three piece suite comprising corner bath with bath seat, mixer tap and shower attachment over, push flush WC and wash hand basin with mixer tap. Double glazed window to the rear, fully tiled walls and floor, ladder towel radiator, wall mounted bathroom cabinet.

## OUTSIDE

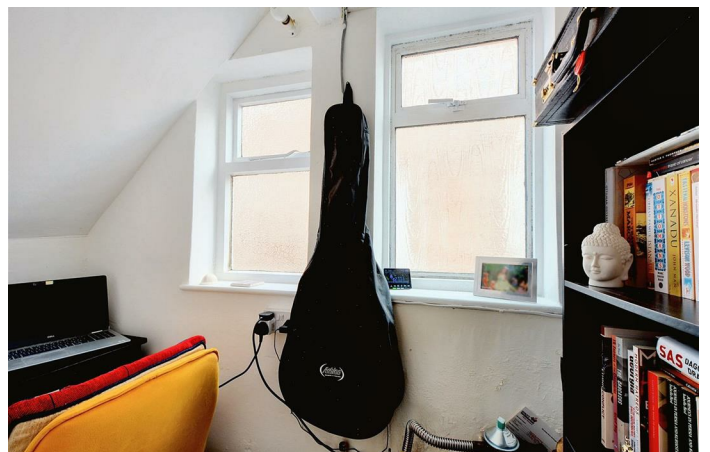
To the front of the property there is a side-by-side block paved frontage with provision for off-street parking subject to the lowering of the kerb to the front, pedestrian access leading down the left hand side of the property to the rear garden.

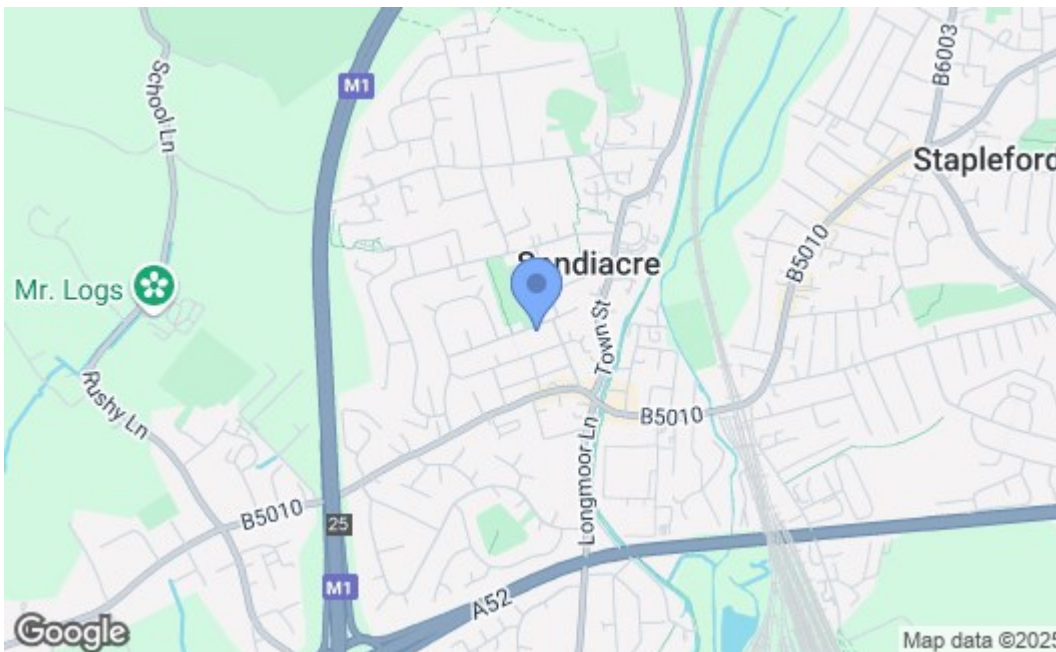
## TO THE REAR

The rear garden is of a good overall proportion enclosed by timber fencing with concrete posts and gravel boards to the boundary line offering a garden lawn, patio for entertaining, pathway leading down to the foot of the plot where there are two timber storage sheds (one used as an entertaining bar 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 and take an immediate right after the Co-Op onto King Edward Street. Take a left turn at the "T" junction onto Doncaster Avenue. The property can then be found on the left hand side, identified by our For Sale board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.