

Shaftesbury Avenue  
Sandiacre, Nottingham NG10 5GU

**£375,000 Freehold**

AN EXTENDED & ADAPTED THREE  
BEDROOM DETACHED FAMILY HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTENDED AND ADAPTED EXTREMELY WELL PRESENTED THREE BEDROOM (PLUS ATTIC SPACE AND DETACHED DOUBLE GARAGE) DETACHED FAMILY HOUSE SITUATED IN THIS SOUGHT AFTER RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall with useful cloaks cupboard, living room, full width dining kitchen and spacious conservatory. The first floor landing then provides access to three bedrooms and bathroom incorporating a freestanding roll top bath. There is also a useful attic space with Velux roof windows and to the rear garden a detached double garage with electrically operated roller door.

The property also benefits from gas central heating from combination boiler, double glazing and off-street parking.

The property sits favourably within easy access of nearby schooling for all ages such as Cloudside, Ladycross and Friesland. For those needing to commute, there are good transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

Other benefits to living in the area is easy access to nearby countryside and open space in Stanton by Dale, Dale Abbey and Risley, as well as a variety of shopping facilities in the nearby towns of Stapleford and Long Eaton.

Due to the extension and adaptations to the original building, the property would ideally suit those looking for a long term family house and we therefore highly recommend an internal viewing.



### ENTRANCE HALL

12'5" x 7'4" (3.80 x 2.26)

uPVC panel and double glazed front entrance door, radiator, double glazed window to the side (with fitted blinds), LVT tile effect flooring, coving, cloaks cupboard, alarm control panel, staircase rising to the first floor with decorative wood spindle balustrade. Doors to lounge and dining kitchen.

### LIVING ROOM

14'11" x 11'6" (4.57 x 3.52)

Double glazed bow window to the front, radiator, feature Adam-style fire surround incorporating multi-fuel fire and decorative tiles, coving, radiator, TV point.

### DINING KITCHEN

19'4" x 8'10" (5.91 x 2.71)

The kitchen comprises a matching range of fitted base and wall soft-closing drawers and cabinets incorporating laminate marble style square edge work surfacing with single sink and draining board with central mixer tap and decorative tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, feature plinth lighting, plumbing for washing machine and dishwasher, fitted eye level 'AEG' microwave, double glazed window to the rear, uPVC panel and double glazed French doors leading through to the conservatory with full height double glazed window to the side of the door, ample space for dining table and chairs, radiator, coving, uPVC panel and double glazed exit door to outside, door to the useful downstairs storage pantry with shelving.

### CONSERVATORY

19'0" x 11'7" (5.80 x 3.55)

Brick and double glazed construction with sloping glass roof, electrically operated underfloor heating, double glazed French doors opening out to the rear garden, double glazed windows to either side of the doors (with fitted blinds). Wall light points, tiled floor, hot and cold air conditioning unit, wall light points, wall mounted electrical consumer box, wall mounted gas fired combination boiler (for central heating and hot water purposes).

### FIRST FLOOR LANDING

Double glazed window to the side (with fitted blinds), radiator, decorative wood spindle balustrade, coving. Doors to all bedrooms and bathroom. Storage cupboard with shelving. Loft access point with pulldown loft ladders. Loft space incorporates Velux windows making a useful storage space.

### BEDROOM ONE

11'6" x 10'10" (3.52 x 3.32)

Double glazed window to the front (with fitted blinds), radiator, coving, fitted wardrobes with sliding doors.

### BEDROOM TWO

11'1" x 10'0" (3.39 x 3.06)

Double glazed window to the rear offering fantastic panoramic views over the surrounding area (with fitted blinds), radiator, coving, media points.

### BEDROOM THREE

7'5" x 7'1" (2.27 x 2.18)

Double glazed window to the front (with fitted blinds), radiator, coving, laminate flooring.

### BATHROOM

8'10" x 5'5" (2.70 x 1.67)

Three piece suite comprising freestanding roll top bath with claw feet, mixer tap, Victorian-style shower attachment. Wash hand basin, low flush WC. Tiling to the walls, wall mounted bathroom cabinet, Victorian-style radiator, coving, spotlights, extractor fan, double glazed window to the rear (with fitted roller blind), fixed shelving, part panelling, wall mounted bathroom mirror.

### ATTIC SPACE

22'5" x 8'9" (6.84 x 2.67)

Velux roof windows, aluminium loft ladder, power, lighting - making a useful storage space.

### OUTSIDE

To the front of the property there is a double brick pillar entrance with decorative coping stones, leading to a shaped block paved driveway providing off-street parking to the front, there is a shaped flowerbed housing a variety of bushes and shrubbery, double gates then lead down the left hand side of the property to the rear garden.

### TO THE REAR

To the rear garden there is a continuation of the block paving to match the driveway to the front, making an ideal patio area (ideal for entertaining). This then leads onto a decorative plum slate low maintenance bed with stepping stones providing access to a rear suntrap decked area enclosed by timber fencing with curved archway fence panels to the boundary lines. Raised flowerbeds with railway sleepers housing a variety of bushes and shrubbery. Within the garden, there is an external lighting point, tap and power sockets.

### DETACHED DOUBLE GARAGE

18'8" x 16'2" (5.70 x 4.94)

Brick built with pitched tiled roof incorporating a remote controlled electrically operated roller door, power, lighting and personal access door to the side.

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic lights, continue straight over onto Derby Road and proceed in the direction of Risley. Continue up the hill, look for and take a left hand turn onto York Avenue turning immediately left onto Shaftesbury Avenue. The property can then be found towards the end of the road on the left hand side.

REF:8988NH

### COUNCIL TAX

Erewash Borough Council Band C.

### Material Information

Electricity – Mains supply - Smart meter

Water – Mains supply - metered

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Currently installed BT full fibre

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Very Low Risk

Flood Defenses – No

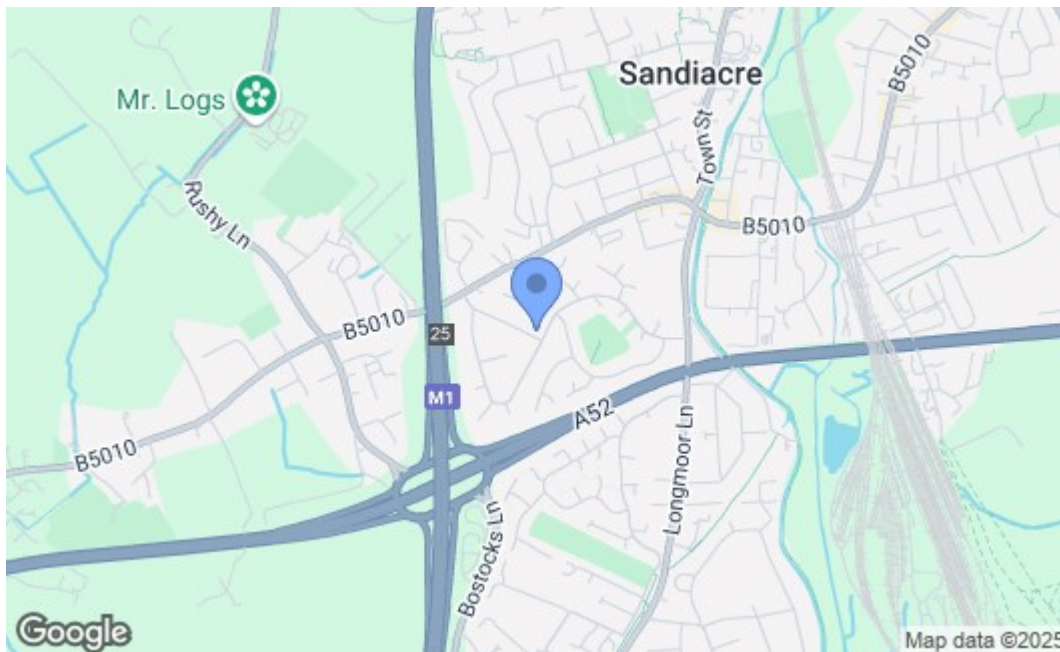
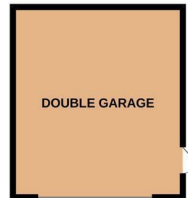
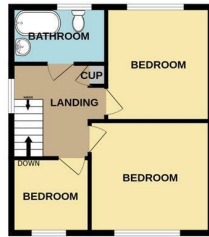
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		63	
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<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.