



Shaftesbury Avenue,  
Sandiacre, Nottingham  
NG10 5GU

**£334,950 Freehold**





A WELL PRESENTED AND SPACIOUS, THREE BEDROOM DETACHED HOUSE WITH OFF STREET PARKING, BRICK BUILT GARAGE AND ENCLOSED REAR GARDEN, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are pleased to bring to the market this superb example of a three bedroom detached house. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout whilst being updated and maintained to a high standard by the current owners. This property would be perfect for a wide range of buyers and is situated within close distance to the town centre and fantastic transport links. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance porch, entrance hallway with a built in storage cupboard, dual aspect and bay fronted lounge with French doors opening into the garden and a kitchen with integrated appliances. To the first floor, the landing leads to three generously sized bedrooms and a modern four piece family bathroom suite. To the exterior, the property boasts ample off street parking via a driveway to the front with a fake garage door. To the rear there is an enclosed garden with a patio area, turf, flower beds and access into the brick built garage that benefits an up and over manual door, personal door to the side and window letting in natural light.

Located in the popular residential area of Sandiacre, close to a wide range of local schools, shops and parks. The property benefits fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations being just a short drive away. Sandiacre centre is within walking distance where further shops, healthcare facilities, restaurants and supermarkets can be found.



### Entrance Porch

uPVC double glazed front door, laminate flooring.

### Entrance Hallway

uPVC double glazed window overlooking the side, wooden front door, built in storage cupboard, laminate flooring, painted plaster ceiling, ceiling light.

### Lounge/Diner

10'3 x 21'7 (3.12m x 6.58m)

uPVC double glazed bay window overlooking the front with uPVC double glazed French doors overlooking and leading to the rear, carpeted flooring, radiator, electric fire, painted plaster ceiling, ceiling light.

### Kitchen

7'9 x 9'4 (2.36m x 2.84m)

uPVC double glazed window overlooking the rear with a uPVC double glazed door leading to the side, tiled flooring, radiator, integrated double oven, integrated electric hob with overhead extractor fan, space for washing machine, space for fridge/freezer, painted plaster ceiling, spotlights.

### First Floor Landing

uPVC double glazed window overlooking the side, carpeted flooring, loft access, painted plaster ceiling, ceiling light.

### Bedroom One

13'7 x 10'2 (4.14m x 3.10m)

uPVC double glazed bay window overlooking the front, carpeted flooring, radiator, fitted wardrobes, painted plaster ceiling, ceiling light.

### Bedroom Two

9'1 x 10'7 (2.77m x 3.23m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Bedroom Three

7'9 x 5'5 x 7'8 (2.36m x 1.65m x 2.34m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Family Bathroom

7'9 x 7'6 (2.36m x 2.29m)

uPVC double glazed patterned window overlooking the rear, tiled flooring, bath with mixer tap, WC, top mounted sink, double enclosed shower unit, heated towel rail, painted plaster ceiling, spotlights.

### Outside

To the front of the property there is ample off street parking via a driveway for several vehicles and a fake garage door. To the rear,

there is an enclosed garden with patio area, turf, mature flower beds and access into the brick built garage with an up and over manual door, personal door to the side and window for natural light.

### Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Continue to the end of the road and at the island turn right onto Longmoor Lane. Continue for some distance and just after the bridge turn left onto Hayworth Avenue, follow the road around which then becomes Lancaster Avenue and turn right into Shaftesbury Avenue.

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT AND SKY

Broadband Speed -

Standard 12 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

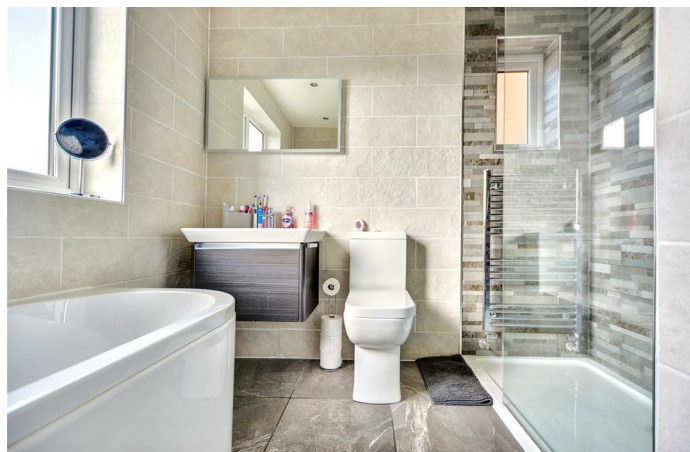
### Mortgage Advice

Robert Ellis Estate Agents can help you find a mortgage with The Mortgage Company, our sister company, on 0115 951 8898 or in person at branches where mortgage advisors are available six days a week to discuss your needs.

They also offer full advice on insurance or protection, offering life insurance, critical illness cover, income protection, family cover.

The Mortgage Company (Nottingham) Ltd and Robert Ellis are different entities.

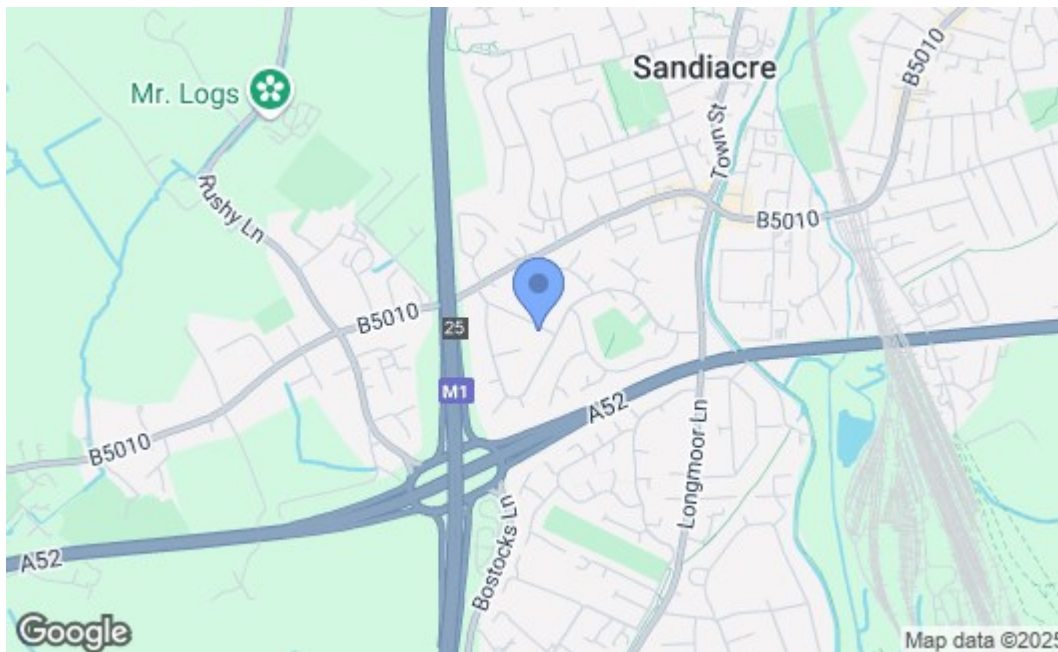
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Robert Ellis  
ESTATE AGENTS



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