



**Dorothy Avenue
Sandiacre, Nottingham NG10 5LH**

£250,000 Freehold

AN EXTREMELY WELL PRESENTED BAY
FRONTED THREE BEDROOM SEMI
DETACHED HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TRADITIONAL BAY FRONTED THREE BEDROOM, TWO BATHROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hallway, bay fronted living room, spacious dining kitchen and modern bathroom. The first floor landing then provides access to three bedrooms with the principal bedroom benefitting from a three piece en-suite shower room.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking to the front, a generous well maintained garden to the rear.

The property is situated in this popular and established residential location within close proximity of excellent nearby schooling such as Ladycross, Cloudside and Friesland. There is also easy access to 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.

There is also easy access to ample outdoor countryside space and there is a wide variety of national and independent shops and retailers situated in Sandiacre and the neighbouring towns of both Stapleford and Long Eaton.

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



ENTRANCE HALL

4'4" x 3'8" (1.33 x 1.12)

Composite double glazed front entrance door, staircase with brushed stainless steel handrail leading to the first floor, radiator. Internal door to living room.

LIVING ROOM

13'1" into bay x 13'1" (4.01m into bay x 4.01m)

Double glazed bay window to the front (with fitted blinds), Chesneys log burning stove inset to the chimney breast with a tiled hearth and fitted shelving to either side of the chimney breast. Coving, built-in understairs storage cupboard, feature vertical radiator. Panel and glazed internal door to the dining kitchen.

DINING KITCHEN

19'1" reducing to 13'6" x 10'0" reducing to 8'7" (5.84m reducing to 4.14m x 3.05m reducing to 2.64m)

The kitchen is fitted with a matching range of white gloss units having brushed stainless steel fittings including a double bowl corner sink with mixer tap and tiled splashbacks, fitted four ring gas hob set within a granite style work surface which extends to three sides and has an integrated washing machine, fitted cupboards and drawers, built-in electric oven, integrated upright fridge freezer, useful additional pantry storage cupboard, matching eye level wall cupboards, cooker hood over the hob, tiling to the walls by the work surface area, three double glazed windows (all with fitted roller blinds), two radiators, coving and half opaque double glazed door leading out to the rear garden.

BATHROOM

9'6" x 7'4" (2.91 x 2.25)

Recently re-fitted and fully tiled, comprising a three piece suite : bath with chrome handrails and mains shower over, with an additional rainwater shower head and handheld shower attachment with folding glass shower screen, wash hand basin with mixer tap set on a work surface with double cupboard beneath and concealed cistern push flush WC. Mirror to one wall, feature ladder towel radiator, opaque double glazed window (with fitted blind), spotlights, boiler cupboard housing gas fired combination boiler for central heating and hot water purposes, additional space for a tumble dryer.

FIRST FLOOR LANDING

Double glazed window to the side (with fitted blinds), hatch with wooden pulldown loft ladders to a partially boarded and lit loft space for storage purposes. Internal doors to all three bedrooms.

BEDROOM ONE

13'5" x 13'3" (4.11m x 4.06m)

Double glazed window to the front (with fitted vertical blinds), feature original cast iron fireplace, radiator.

EN-SUITE

4'9" x 4'4" (1.47 x 1.33)

The en-suite to the main bedroom is fully tiled and has a corner shower cubicle having a mains shower with rainwater shower head and additional handheld shower attachment, shower cubicle has a curved glass screen, push flush WC, as well as a wash hand basin with mixer tap and storage cupboard beneath. Opaque double glazed window (with

fitted blind), chrome ladder towel radiator, mirror to the wall above the sink.

BEDROOM TWO

9'3" x 8'11" (2.82m x 2.74m)

A double bedroom with double glazed window to the rear (with fitted blind), radiator.

BEDROOM THREE

7'4" x 6'3" (2.26m x 1.91m)

Double glazed window to the rear (with fitted blind), laminate flooring, radiator.

OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking with decorative wall to the front and right hand side, leading down to the left of the property there is a shared drive/pathway which provides gated access into the rear garden.

TO THE REAR

The rear garden has been designed and landscaped to help keep maintenance to a minimum and provides several seating areas to enjoy outside living. There are block paved and slab areas to the rear of the property, a walled raised bed at the foot of the plot and additional beds to the sides. There is a shed with recently fitted composite decking area to the rear which provides a further private seating area. The garden being kept private by having fencing to the boundary lines. There is also a useful external water tap and lighting point.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. Upon reaching the Sandiacre traffic lights, turn left onto Longmoor Lane. Take a right hand turn onto Dorothy Avenue and follow the bend to the right and the property can be found on the right hand side.

REF : 8901NH

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 16mpbs, Superfast 80mbps, Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE, Three

Sewage – Mains supply

Flood Risk – No, surface water medium

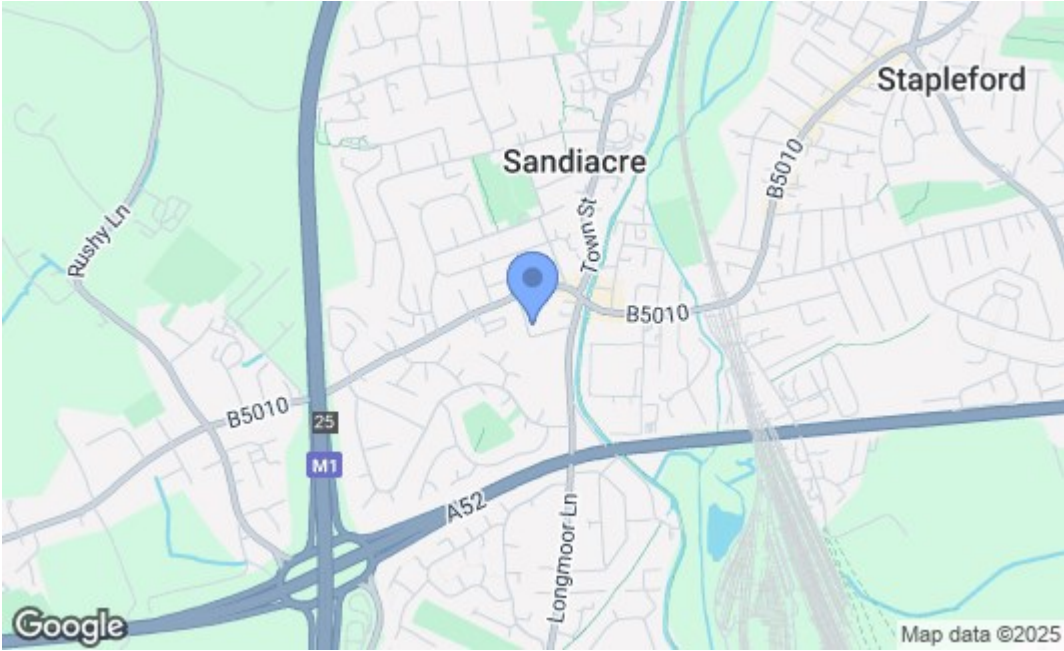
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(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.