



Nursery Avenue,
Sandiacre, Nottingham
NG10 5HG

Price Guide £240-250,000

Freehold

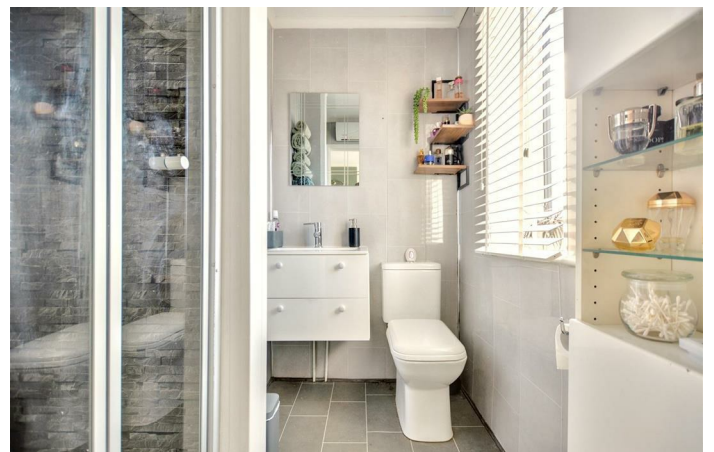


A TWO BEDROOM SEMI DETACHED HOUSE WITH AN EN-SUITE TO THE MASTER BEDROOM.

Robert Ellis are delighted to offer to the market this home on Nursery avenue. An internal viewing is a must on this property to understand all that is on offer and to appreciate the presentation. The property offers two double bedrooms along with an en-suite to the master bedroom. There is also a stunning shower room off the landing. The property is positioned in a popular residential location which provides great access to the M1 and A52.

The property is constructed of brick to the external elevations all under a tiled roof and derives the benefit of gas central heating and double glazing. In brief the well presented accommodation benefits from an entrance hall which leads into the lounge, dining kitchen with built-in cooking appliances, utility room and ground floor w.c. To the first floor are the two double bedrooms, en-suite to the master bedroom and a shower room. Off road parking to the front and enclosed, mainly lawned garden to the rear with two timber workshops.

Located in the popular residential town of Sandiacre, close to a wide range of local schools, shops and parks. The property sits within catchment of Friesland secondary school and is within walking distance of the town centre where retail outlets and health care facilities can be found. The property benefits from fantastic transport links including nearby bus routes and easy access to major road links including the A52 and M1, both Long Eaton train station and East Midlands Airport are just a short drive away, an internal viewing is highly recommended to appreciate the property and location on offer.



Entrance Hall

Double glazed door to the front, stairs to the first floor and door to:

Lounge

14'9 x 13'10 approx (4.50m x 4.22m approx)

Triple glazed box bay window to the front, laminate flooring, coving to the ceiling, spotlights, multi fuel log burner and door to:

Kitchen

13'7 x 8'2 approx (4.14m x 2.49m approx)

Double glazed patio doors to the rear, range of wall, base and drawer units with work surfaces over, inset sink and drainer, part tiled walls, linoleum flooring, radiator, coving to the ceiling, spaces for a fridge freezer and cooker, extractor over, space for a dishwasher.

Utility

Double glazed window to the side, plumbing for a washing machine, space for a dryer, cupboard housing the boiler and part tiled walls. Door to:

Ground Floor w.c.

Wash hand basin, low flush w.c., fully tiled walls.

First Floor Landing

Loft hatch with a drop down ladder leading to the loft space (10'3 x 12'7) with a Velux window, doors to:

Bedroom 1

13'4 x 11'10 approx (4.06m x 3.61m approx)

Triple glazed window to the front, radiator.

En-Suite

Triple glazed window to the front, single shower cubicle, vanity wash hand basin, fully tiled walls, low flush w.c.

Bedroom 2

10'8 x 10'2 approx (3.25m x 3.10m approx)

Double glazed window to the rear, laminate flooring, radiator.

Shower Room

Double glazed window to the rear, low flush w.c., vanity wash hand basin, double shower cubicle, fully tiled walls, tiled floor and chrome heated towel rail.

Outside

To the rear there is a lawned garden with a patio area, fencing to the boundaries. There are also two timber workshops in the rear garden.

Directions

From J25 roundabout take the turning towards Risley onto Bostocks Lane. At the traffic lights turn right onto Derby Road and Nursery Avenue can be found as a turning on the left hand side.

8514AMCO

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 11mbps Superfast 74mbps

Ultrafast 1800mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

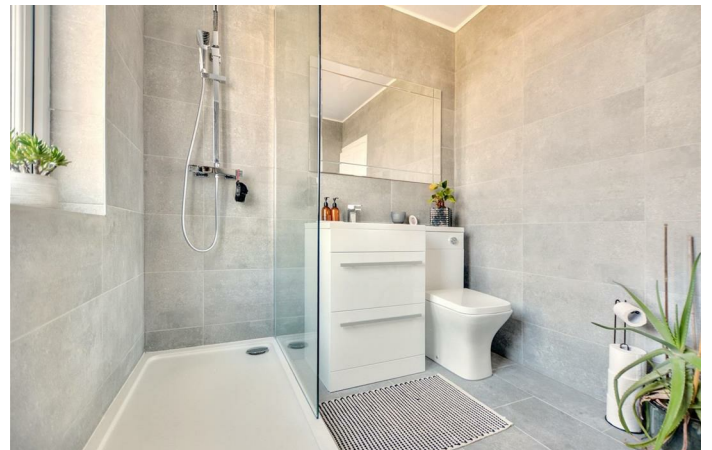
Flood Risk – No, surface water very low

Flood Defenses – No

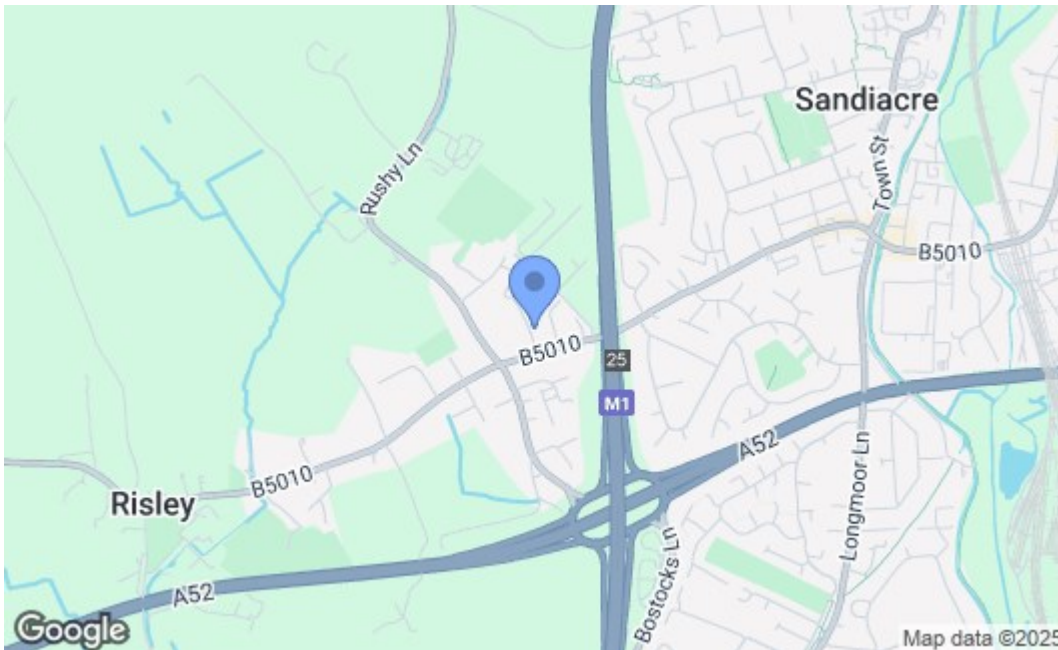
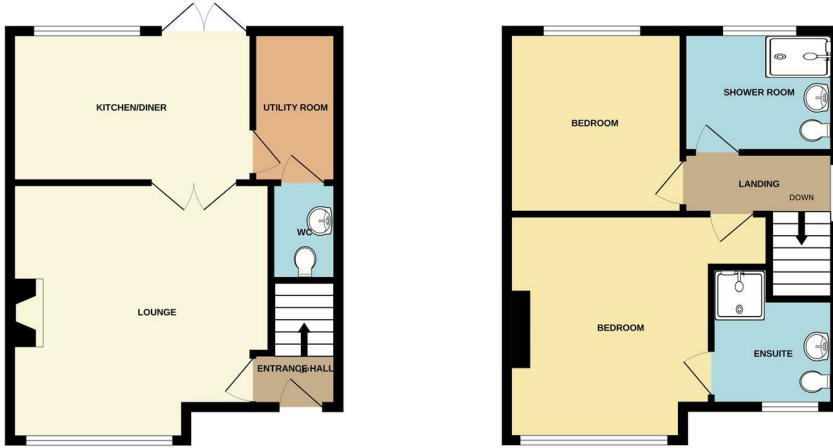
Non-Standard Construction – No

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			
(81-91) B			
(69-80) C			
(55-68) D			
(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.