



Margaret Avenue,  
Sandiacre, Nottingham  
NG10 5JW

**O/O £215,000 Freehold**



THIS IS A BEAUTIFULLY APPOINTED THREE BEDROOM PROPERTY WHICH HAS AN OPEN PLAN GROUND FLOOR LIVING AREA.

Being located on Margaret Avenue, this three bedroom property offers a lovely home which we feel will suit a whole range of buyers, from people buying their first home through to those who might be downsizing and looking for a property where no work whatsoever is required and is well placed for easy access to the local amenities and excellent transport links. For the size and layout of the accommodation to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves which will also enable them to see the landscaped South Westerly rear garden.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating, with a Halo remote control app, and double glazing. Being entered through the front door, the accommodation includes a reception hall, from which quality laminate flooring with underfloor insulation extends into the main living areas - you enter the open plan living space where there is a dining area with a feature fireplace and a window to the front, the sitting/lounge area is in the middle of the room and there is a position on the wall for a wall mounted TV to be installed and there is fitted shelving around this living space and the kitchen is exclusively fitted with wall and base units and has integrated appliances and has double opening French doors leading out to the South Westerly facing garden. To the first floor the landing leads to the three bedrooms with the third bedroom currently used as a walk-in wardrobe/storage room off the main bedroom and there is the luxuriously refitted bathroom which includes a large walk-in shower with a mains flow shower system. Outside there is parking at the front for two vehicles, a path running down the left hand side and at the rear the South Westerly garden has been landscaped and has a pebbled seating area leading onto a good size lawn with a further patio at the bottom of the garden.

The property is within easy reach of the local shops provided by Sandiacre as well as those in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, if required there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



UPVC front door with an inset opaque glazed leaded panel leading to:

### Reception Hall

Stairs with new carpet and a hand rail leading to the first floor, radiator and quality laminate flooring with underfloor insulation leading through into the open plan living space.

### Open Plan Lounge/Dining Kitchen

11'2 x 10'8 approx (3.40m x 3.25m approx)

This open plan living space including a dining area at the front which has a double glazed window, feature wooden Adam style surround with a cast iron inset and granite hearth, quality laminate flooring with underfloor insulation that extends across the whole of the living space and a radiator.

### Sitting Area

13'11 x 10'11 approx (4.24m x 3.33m approx)

The sitting area has the laminate flooring with underfloor insulation, two radiators, recessed LED lighting to the ceiling, space for a wall mounted TV with display shelving above and below, further picture shelving behind the settee position and there is shelving to a further wall, understairs storage cupboard and the electricity meter and electric consumer unit are housed in a fitted unit above the shelving.

### Kitchen

12'6 x 8'6 approx (3.81m x 2.59m approx)

The kitchen has been exclusively fitted and has a stone beige and contrasting matt black coloured units and includes a sink with a mixer tap and a Bosch four ring hob set in an L shaped work surface with space for an automatic washing machine, an integrated dishwasher, drawers and a pull out bottle cupboard below, Bosch oven with cupboards above and below, work surface with spaces for a fridge and freezer and cupboard below, upright shelved pantry storage cupboard, two tier wall mounted storage cupboards with LED lighting below, tiled panelling to the walls to the work surface areas, hood over the cooking area, ceiling window, recessed LED lighting to the ceiling, quality laminate flooring and double opening, double glazed French doors leading out to the rear garden.

### First Floor Landing

Hatch to the loft and doors to:

### Bedroom 1

10'8 x 8'2 approx (3.25m x 2.49m approx)

Double glazed window to the front, radiator, built-in storage cupboard which has a hanging rail and houses the boiler (fitted 2021).

### Bedroom 3

9'6 x 5'8 approx (2.90m x 1.73m approx)

The third bedroom is currently used as a dressing room and is accessed from the main bedroom and has a double glazed window to the front, radiator and recessed lighting to the ceiling.

### Bedroom 2

10'8 x 10'8 to 7'5 approx (3.25m x 3.25m to 2.26m approx)

Double glazed window to the rear and a radiator.

### Shower Room

The shower room was re-fitted in 2022 and has a walk-in shower with a

mains flow shower system with a rainwater shower and hand held shower, tiling to the walls and a glazed protective screen, sink with a mixer tap and two drawers below, low flush w.c., tiling to the walls by the sink and w.c. areas, tiled flooring, built-in shelved vanity cupboard, ladder towel radiator, two opaque double glazed windows and recessed LED lighting to the ceiling.

### Outside

At the front of the property there is a tarmac driveway which provides off road parking for two vehicles and to the left of the property there is a path which leads to a gate that provides access to the rear garden.

The rear garden is South Westerly facing and has recently been landscaped with a pebbled seating area to the immediate rear of the house with borders and a step leading onto a lawned garden which has a border to the right hand side and at the bottom of the garden there is a further patio seating area where there is a storage unit which will remain at the property, there is an apple tree towards the bottom of the garden and good quality fencing to the boundaries. There is lighting either side of the French doors leading out from the kitchen with a further sensor light at the side of the house where there is a storage area.

### Directions

### Council Tax

Erewash Borough Council Band A

### Agents Notes

Since the last EPC was produced, the property has had a new boiler installed with a Halo App system and has additional insulation in the loft and under the flooring to the ground floor.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 14mbps Superfast 80mbps 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

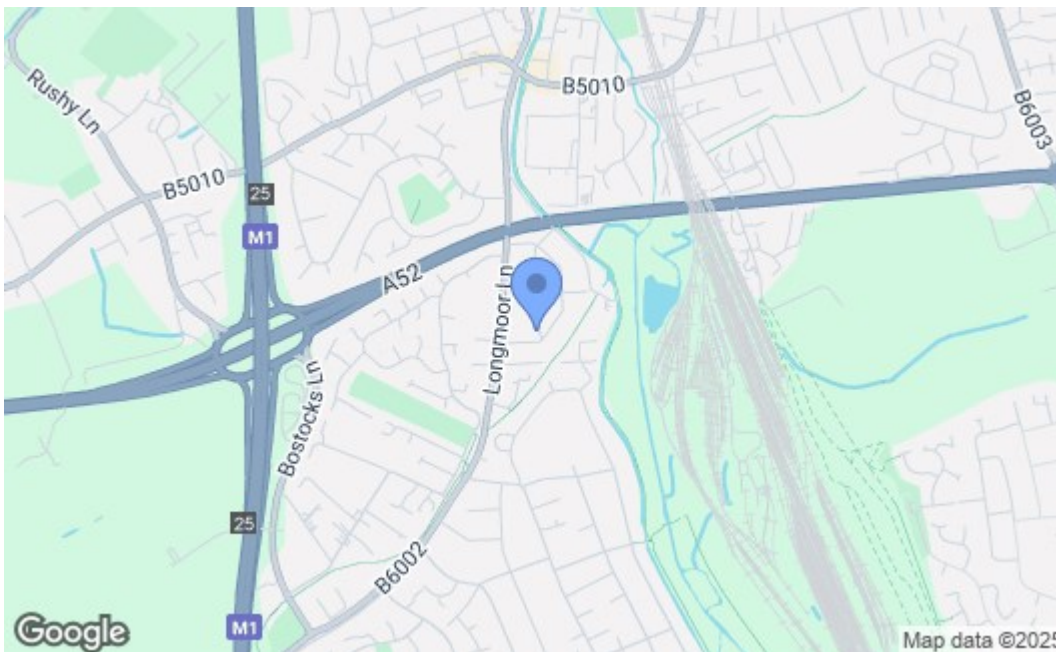
Other Material Issues – No



GROUND FLOOR

Robert Ellis  
ESTATE AGENTS

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		40	
(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.