



Wood Avenue  
Sandiacre, Nottingham NG10 5FX

**£245,000 Freehold**





A surprisingly spacious three bedroom semi detached house.

The property will suit growing families and offers modern contemporary ready to move into accommodation. Features include a through lounge with twin aspect and an open plan dining kitchen, great for busy households and entertaining. The bathroom has been recently replaced with a contemporary shower facility. The property is centrally heated with combination boiler and double glazed throughout.

The owners have also upgraded the gardens and grounds to the property with a forecourt providing off-street parking and generous rear gardens which are tiered with terraced patio area, central section laid to lawn, further raised decked area at the foot of the plot, ideal for BBQing in the Summer months. There are also two sheds to the rear, one with power and light which has been converted into a bar.

The property is conveniently situated in this established residential suburb, great for families and commuters alike as schools for all ages are within walking distance, as well as a bus route. For those who enjoy the outdoors, Stoney Clouds Nature Reserve is within walking distance. For commuters, the A52 for Nottingham/Derby and Junction 25 of the M1 motorway is a short drive away.

Sandiacre offers a good variety of shops and facilities, with further amenities in the larger neighbouring towns of Long Eaton and Stapleford.

Due to the ever-popular nature of this house type and location, we strongly recommend an early internal viewing to avoid disappointment.



## ENTRANCE HALL

Double glazed front entrance door, feature flat panel radiator, stairs rising to the first floor.

## LIVING ROOM

16'4" x 10'2" (5 x 3.10)

Two radiators, double glazed windows to the front and rear.

## OPEN PLAN DINING KITCHEN

16'4" x 15'1" reducing to 9'7" (4.99 x 4.61 reducing to 2.93)

Incorporating a range of modern Shaker-style fitted wall, base and drawer units, with rolled edge work surfacing and inset single bowl sink unit with single drainer. Space for Range-style cooker with extractor hood over. Integrated dishwasher, space for an American fridge/freezer, breakfast bar, plumbing and space for washing machine, further space for tumble dryer, feature flat panel radiator, double glazed windows to the front and rear, composite double glazed side exit door.

## FIRST FLOOR LANDING

Double glazed window, built-in cupboard housing Worcester gas combination boiler (for central heating and hot water).

## BEDROOM ONE

13'0" x 9'2" (3.98 x 2.80)

Built-in wardrobe, radiator, double glazed window to the front.

## BEDROOM TWO

10'7" x 10'2" (3.24 x 3.11)

Built-in storage area, radiator, double glazed window to the front.

## BEDROOM THREE

9'11" x 6'10" (3.03 x 2.10)

Currently used as a dressing room with radiator, hatch and ladder to boarded loft offering a generous amount of storage space. Double glazed window to the rear.

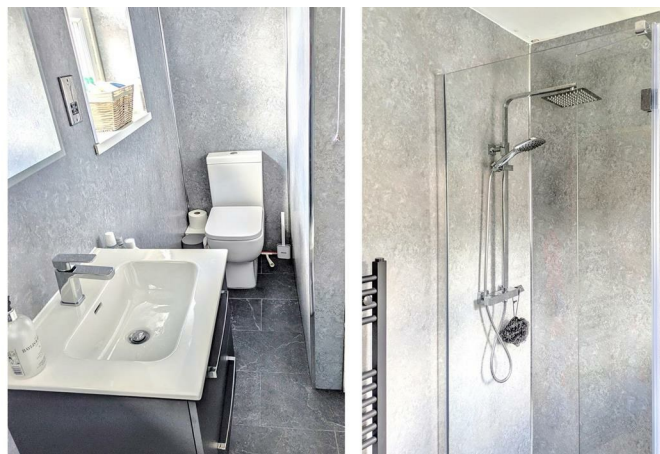
## SHOWER ROOM

Incorporating a modern contemporary three piece suite

comprising floating wash hand basin with vanity unit, low flush WC, shower enclosure with twin rose thermostatically controlled shower system. Feature composite waterproof walling to all walls, bathroom mirror with light, shaver point, heated towel rail, two double glazed windows.

## OUTSIDE

The property is set back from the road with a deep frontage and forecourt providing off-street parking. This is flanked with a retaining wall with two sections of garden laid to lawn. There is gated pedestrian access at the side of the house. To the rear, the garden has been recently landscaped with an attractive patio terraced area with steps and retaining wall leading to middle section of the garden laid to lawn, pathway matching the patio leads to the foot of the plot where there is a further raised decked terraced area, great for BBQing. There is a garden shed plus outdoor bar with power and lighting. There are also external plug sockets to the front and rear, and external hot and cold taps.

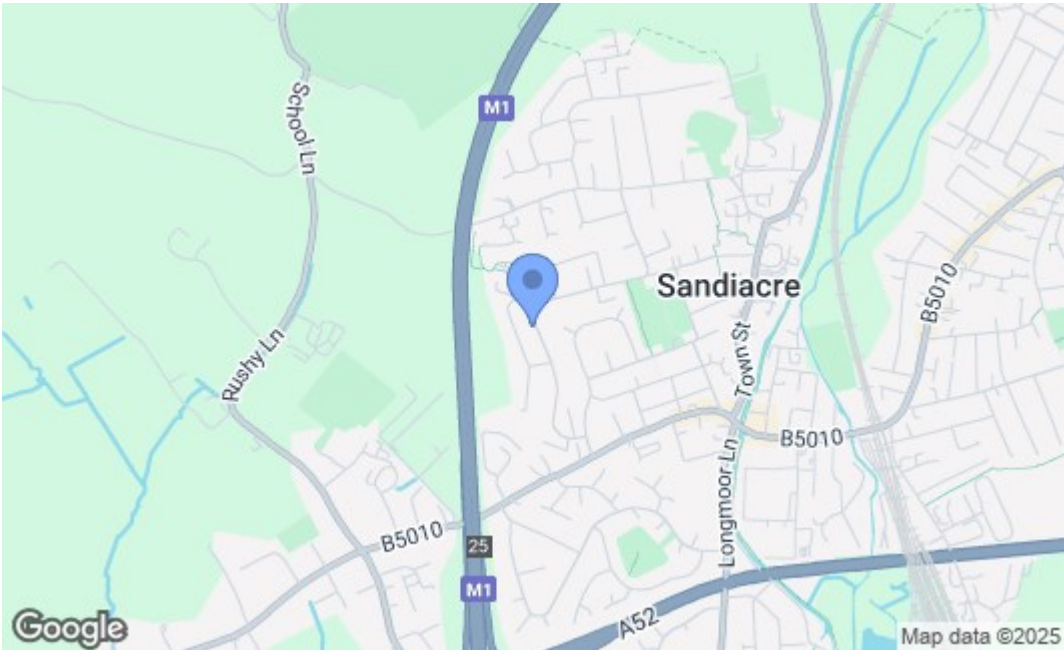




Robert Ellis  
ESTATE AGENTS

GROUND FLOOR  
456 sq.ft. (42.4 sq.m.) approx.

1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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 <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		
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.