



**Victor Crescent  
Sandiacre, Nottingham NG10 5JT**

**£239,995 Freehold**

A TRADITIONAL BAY FRONTED THREE  
BEDROOM SEMI DETACHED HOUSE.





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS BAY FRONT TRADITIONAL THREE BEDROOM 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 with useful understairs storage space. The first floor landing provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing and enclosed garden space to the rear.

There is the provision for off-street parking to the front with spacious side-by-side driveway area, subject to the lowering of the kerb to the front.

The property is situated in this popular and established residential location close to shops, schools and transport links, as well as open countryside and nearby walking routes.

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



## HALL

5'4" x 4'0" (1.63 x 1.23)

Feature panel and stained glass front entrance door set within a decorative archway, Georgian-style double glazed window to the side (with fitted blinds), radiator, tiled flooring, staircase rising to the first floor.

## LIVING ROOM

14'1" x 13'8" (4.31 x 4.18)

Double glazed Georgian-style bay window to the front (with fitted window seat/storage and blinds), media points, laminate flooring, feature exposed brick chimney breast with tiled hearth incorporating provision for electric or wood burning stove (subject to the current regulations), radiator. Door to dining kitchen.

## DINING KITCHEN

16'3" x 10'6" (4.97 x 3.22)

The kitchen comprises a matching range of fitted base and wall storage cupboards with laminate roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Decorative tiled splashbacks, in-built four ring gas hob with curved extractor fan over and oven beneath. Space for a full height fridge/freezer, plumbing for washing machine, integrated dishwasher, Georgian-style double glazed window to the rear (with fitted blinds), LED spotlights, radiator, ample space for dining table and chairs, laminate flooring, uPVC panel and double glazed Georgian-style French doors opening out to the rear garden, useful understairs storage space which houses the gas fired combination boiler (for central heating and hot water purposes).

## FIRST FLOOR LANDING

Decorative wood spindle balustrade with matching security gate, Georgian-style double glazed window to the side (with fitted blinds). Doors to all bedrooms and bathroom. Loft access point with pulldown loft ladders to a partially boarded, lit and insulated loft space.

## BEDROOM ONE

12'0" x 9'8" (3.67 x 2.97)

Double glazed window to the front, Georgian-style window (with fitted blinds), radiator, electric ceiling fan.

## BEDROOM TWO

10'7" x 9'6" (3.23 x 2.92)

Georgian-style double glazed window to the rear overlooking the rear garden, radiator, boxed-in meter cupboard.

## BEDROOM THREE

8'9" x 6'11" (2.68 x 2.11)

Double glazed window to the front (with fitted blinds), radiator.

## BATHROOM

6'9" x 6'0" (2.08 x 1.84)

Three piece suite comprising "P" shaped bath with matching glass

shower screen, Victorian-style mixer tap with handheld shower attachment and mains shower over, wash hand basin with tiled splashback, push flush WC. Wall mounted bathroom cabinet, Georgian-style double glazed window to the rear, partial wall tiling, chrome ladder towel radiator.

## OUTSIDE

To the front of the property there is the provision for a side-by-side double driveway which would provide off-street parking for two cars (subject to the lowering of the kerb). The driveway is block paved and also has a matching pathway providing access to the front entrance door. The front garden is designed for straightforward maintenance with a brick retaining wall housing a plum slate and white stone decorated front garden housing an array of bushes and shrubbery. A pedestrian gate provides access through to the rear garden.

## TO THE REAR

The rear garden is split into two sections with an initial lowered paved patio seating area (ideal for entertaining) with decorative plum slate gravel stone chippings. Stepped access via a retaining wall then provides access to an enclosed artificial lawned garden with rear decked area. Decorative plum slate chippings continue in the borders also housing a variety of bushes and shrubbery. Within the garden there are external power sockets, lighting and water tap.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At Sandiacre traffic lights, turn left onto Longmoor Lane and proceed in the direction of Long Eaton. Take a left hand turn onto Austins Drive. Veer to the right onto Victor Crescent and the property can be found on the right hand side, identified by our For Sale board.

REF 9236NH

## COUNCIL TAX

Erewash Borough Council Band B.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Broadband Speed - Good

Phone Signal – Good

Sewage – Mains supply

Flood Risk – Surface Water : Low Risk, Rivers & the Sea : Very Low Risk

Flood Defenses – No

Non-Standard Construction – No

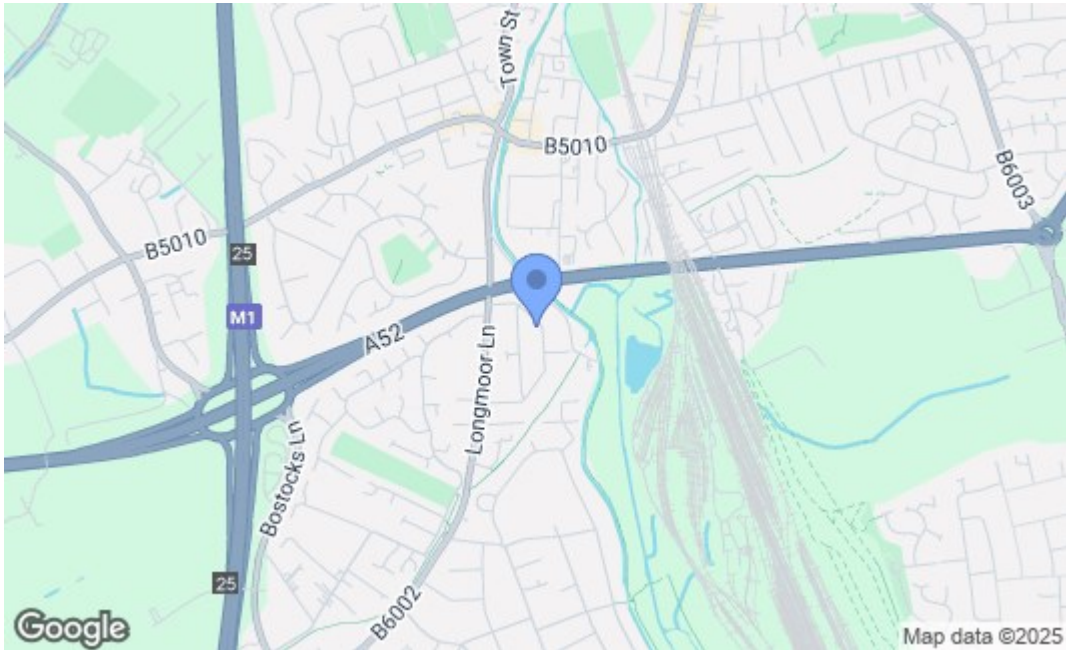
Any Legal Restrictions – None aware

Other Material Issues – None aware





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 <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.