



**Sycamore Crescent  
Sandiacre, Nottingham NG10 5EX**

**£210,000 Freehold**

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Situated on a particularly private corner plot is this traditional three bedroom semi detached house.

Since ownership, the current Vendor has improved this property with the addition of a large garden/family room which has a vaulted ceiling and offers an abundance of light streaming through from the garden and links through from the kitchen and living room providing a great social space for families and entertaining.

Further features of this property include a useful utility room, gas fired central heating, double glazing and to the lounge there is a great focal point with exposed brick chimney breast with open fire.

With enclosed and particularly private wraparound gardens to three sides, the property enjoys an open aspect to the front over a communal green. The property is in a great location for families and commuters alike as schools for all ages are within easy reach, those who enjoy the outdoors, in particular dog walkers, a short walk away is Stoney Clouds Nature Reserve. Offering great commutability with a short drive to the A52 linking Nottingham, Derby and Junction 25 of the M1 motorway.

Equally suited to first time buyers and young families, an internal viewing is recommended.



## ENTRANCE HALL

Double glazed window, front entrance door, stairs to the first floor.

## LOUNGE

18'10" x 10'11" (5.76 x 3.33)

The focal point is an exposed brick chimney breast with open fire and tiled hearth, radiator, double glazed window to the front, open to family room.

## FAMILY ROOM

16'9" x 7'8" (5.11 x 2.34)

A versatile space currently used as the dining room, with partial vaulted ceiling having two Velux double glazed roof windows, radiator, double glazed windows and French doors opening to the rear garden. Opening to kitchen.

## KITCHEN

12'1" x 9'6" (3.70 x 2.90)

Range of fitted wall, base and drawer units with contrasting work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Integrated dishwasher, wall mounted gas boiler (for central heating and hot water). Double glazed window to the side and door to the utility room.

## UTILITY ROOM

8'11" x 5'10" (2.72 x 1.78)

Wall and base cupboards with worktops. Plumbing and space for washing machine, space for tumble dryer, double glazed window to the side.

## FIRST FLOOR LANDING

Double glazed windows, doors to bedrooms and family bathroom.

## BEDROOM ONE

12'6" x 10'10" (3.82 x 3.32)

Radiator, double glazed window to the rear.

## BEDROOM TWO

11'0" x 9'4" (3.37 x 2.87)

Radiator, double glazed window to the front.

## BEDROOM THREE

11'0" x 6'2" (3.37 x 1.89)

Radiator, double glazed window to the front.



## FAMILY BATHROOM

Three piece suite comprising wash hand basin, low flush WC, bath with mixer shower attachment over. Heated towel rail, double glazed window.

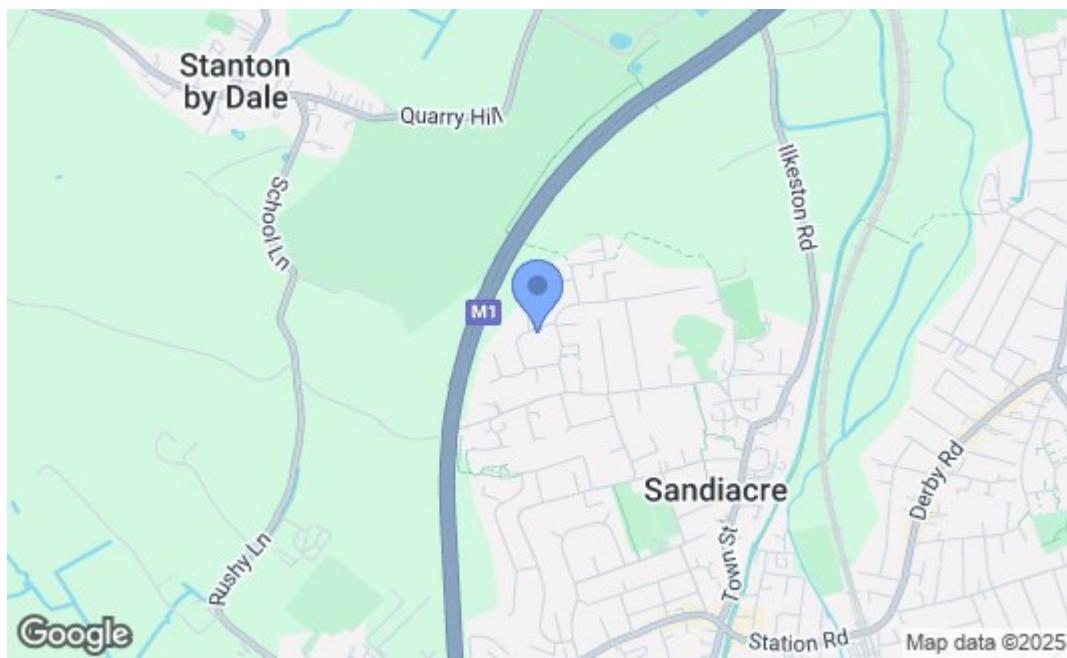
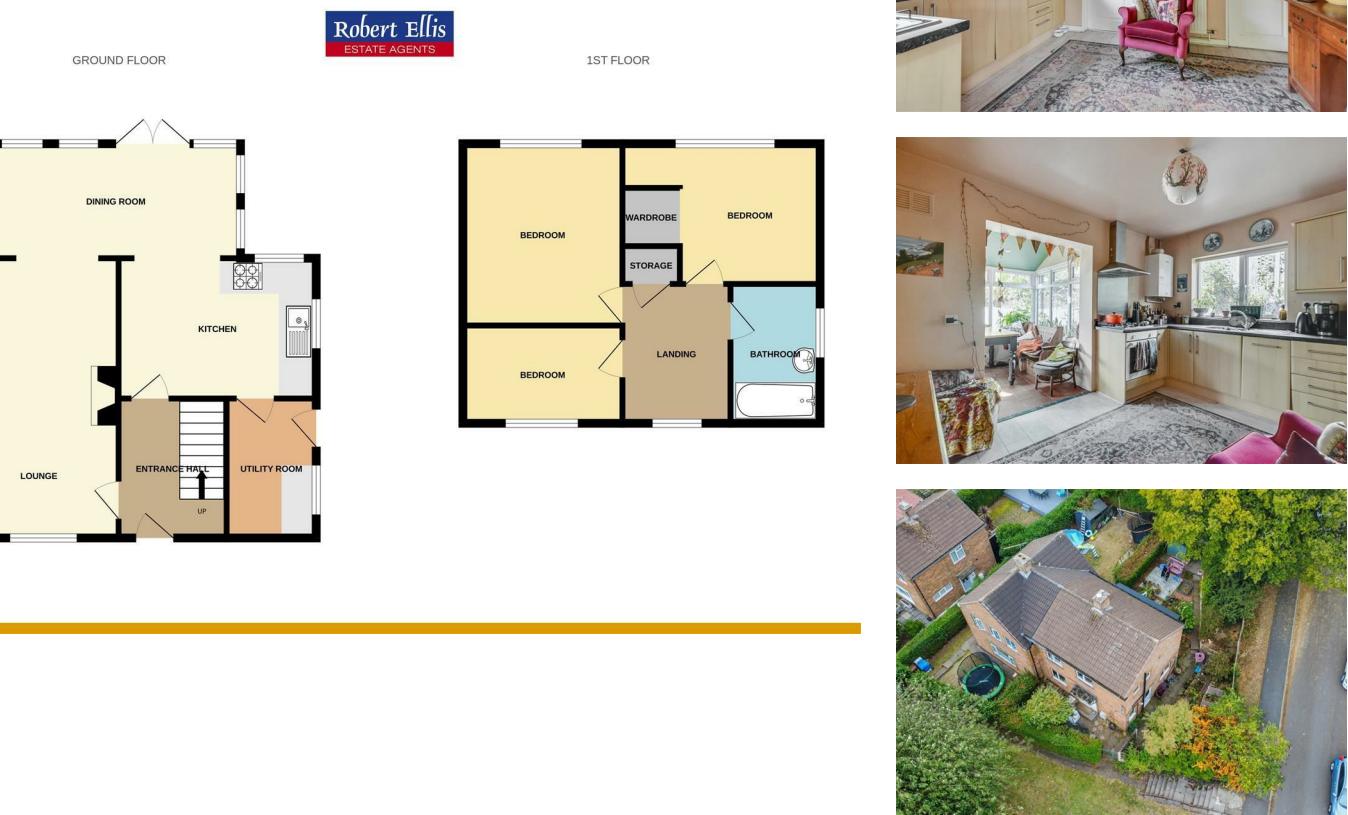
## OUTSIDE

The property is situated on a particularly private garden plot with grounds to three sides. At the front there is a patio and pathway leading to the front door. The side garden has raised beds and mature trees and shrubs. To the rear, the garden has a paved patio area, raised planters, deep shrub borders enhancing privacy, and a garden shed.

## PARKING

The property does not have the benefit of off-street parking. However, there is ample unrestricted on-street parking available.





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