



**Barker Avenue North
Sandiacre, Nottingham NG10 5GB**

£240,000 Freehold

A THREE BEDROOM SEMI DETACHED
HOUSE SITUATED ON A GENEROUS
SOUTH FACING PLOT.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE SITUATED ON A GENEROUS OVERALL SOUTH FACING GARDEN PLOT WITH OFF-STREET PARKING TO THE FRONT.

With accommodation over two floors, the ground floor comprises entrance hall, living room with patio doors opening out to the rear garden, spacious family dining kitchen, side lobby, two useful outbuildings and WC. The first floor landing then provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking and a generous South facing level lying garden plot to the rear.

The property is situated in this popular residential suburb in Sandiacre, offering easy access to excellent nearby schooling for all ages, good outdoor space and local shops, services and amenities, including the nearby convenience store with Post Office. Good transport links are also convenient such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the i4 bus service and the Nottingham electric tram terminus situated at Bardills roundabout. Excellent outdoors space is on the doorstep, such as Stoney Clouds Nature Reserve, as well as local walks along the Erewash Canal footpath.

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



ENTRANCE HALL

10'9" x 6'2" (3.29 x 1.89)

uPVC panel and double glazed front entrance door, double glazed window to the front, radiator, staircase rising to the first floor, laminate flooring. Doors leading through to the living room and open plan family dining kitchen.

LIVING ROOM

12'9" x 12'5" reducing to 10'11" (3.89 x 3.81 reducing to 3.35)

Sliding double glazed patio doors opening out to the rear garden patio, coving, radiator, laminate flooring, media points.

OPEN PLAN FAMILY DINING KITCHEN

19'5" x 10'0" (5.94 x 3.05)

The kitchen area comprises a matching range of handle-less fitted soft-closing base and wall storage cupboards and drawers, with butcher's block style square edge work surfacing incorporating porcelain one and a half bowl sink unit with draining board and central mixer tap, with decorative and contrasting tiled splashbacks. Fitted four ring hob, in-built oven, space for full height fridge/freezer, double glazed window to the front (with fitted blinds), additional side window, dual aspect double glazed window to the rear of the room. Ample space for dining table and chairs, radiator, spotlights, laminate flooring, uPVC panel and double glazed side access door to the lobby.

SIDE LOBBY

13'6" x 4'9" (4.13 x 1.47)

uPVC panel and double glazed entrance door from the front/driveway, lighting, additional uPVC double glazed French doors opening out to the rear garden. Access to the WC and utility area/workshop.

WC

5'10" x 2'8" (1.78 x 0.83)

Window to the front, push flush WC, tile effect flooring, shelving.

UTILITY ROOM/WORKSHOP

14'0" x 5'6" (4.28 x 1.70)

Equipped with further base and wall storage cupboards, roll top work surface space, plumbing and space for washing machine and tumble dryer, windows to the front and rear (both hardwood framed single glazed units), tile effect flooring, exposed brickwork, power and lighting points.

FIRST FLOOR LANDING

Double glazed window to the front (with fitted blinds), useful cloaks cupboard with shelving, looft access point with pull-down ladder to a half-boarded, lit and insulated loft space.

BEDROOM ONE

10'11" x 10'5" (3.35 x 3.19)

Hardwood framed double glazed window to the rear overlooking the rear garden, radiator.

BEDROOM TWO

12'1" x 10'1" (3.70 x 3.08)

Hardwood framed double glazed window to the rear, radiator, fitted storage closet.

BEDROOM THREE

8'8" x 7'8" (2.65 x 2.36)

uPVC double glazed window to the front, radiator, useful over the stairs recess (currently set up as a study area with shelving).

BATHROOM

6'11" x 5'5" (2.13 x 1.67)

Three piece suite with panel bath, foldaway glass shower screen, mixer tap and electric shower over, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Hardwood framed double glazed window to the side (with fitted roller blind), laminate flooring, radiator, wall mounted bathroom cabinet.

OUTSIDE

To the front of the property, there is a lowered kerb entry point to a tarmac driveway providing off-street parking with an adjacent front lawn, further space for parking (if required), hedgerow to the front boundary line, raised and planted flowerbeds, pathway providing access to the front entrance door, as well as additional uPVC door into the side lobby.

TO THE REAR

The rear garden sits on a generous overall South facing plot, ideal for families. The garden is split into various sections, with a good size initial paved patio (ideal for entertaining), good size garden lawn enclosed by hedgerows to the boundary line leading to the foot of the plot where there is a further covered patio area and two useful garden sheds. Within the garden there is an external water tap and lighting point.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At Sandiacre traffic lights, turn right onto Town Street and proceed parallel with the canal in the direction of Stanton, before taking an eventual left hand turn onto King Street. Continue until you reach the "T" junction and take a left onto Travers Road. Take the first right onto Barker Avenue. Follow the bend in the road to the left and the property can be found on the left hand side, identified by our For Sale board.

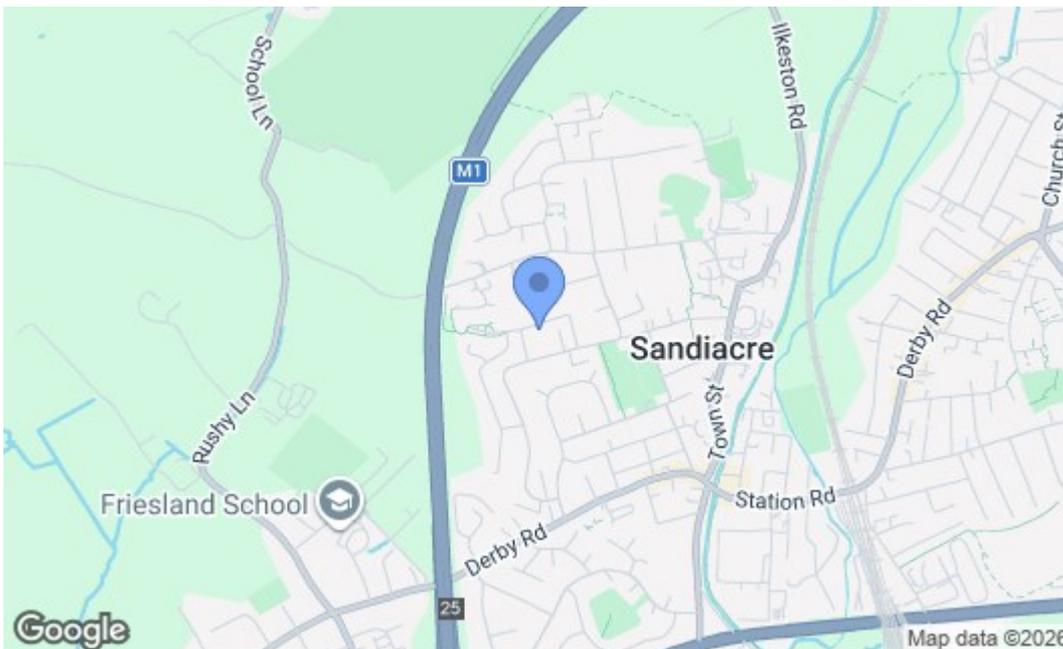




GROUND FLOOR



1ST FLOOR



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 (CO₂) 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.