



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

Offers Over £310,000 Freehold

A SUBSTANTIAL EXTENDED FOUR
BEDROOM SEMI DETACHED HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SPACIOUS EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, living room, dining room, kitchen, side lobby, utility room, cloaks/WC and family room. The first floor landing then provides access to four bedrooms, three piece bathroom suite and useful storage closet.

The property also benefits from gas fired central heating from a recently installed combination boiler, double glazing, ample off-street parking to the front, as well as a generous rear garden.

The property is located in this popular residential location situated close to excellent nearby schooling for all ages, as well as good access to nearby open space and local convenience store which includes a Post Office. Good transport links are on the doorstep such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will make an ideal family home for those looking for adaptable living space. We highly recommend an internal viewings.



ENTRANCE HALL

9'5" x 7'2" (2.88 x 2.20)

uPVC panel and double glazed front entrance door, turning staircase rising to the first floor with useful understairs storage cupboard, double phone socket, double glazed window to the side, vertical radiator, two internal panel and glazed Georgian style doors leading through to the living room and kitchen.

LIVING ROOM

12'4" x 11'1" (3.77 x 3.38)

Double glazed window to the front, media points, radiator, coving, laminate flooring, archway through to the dining area.

DINING ROOM

11'2" x 11'1" (3.41 x 3.38)

Double glazed windows to the side and rear (with fitted blinds), radiator, laminate flooring, uPVC panel and double glazed exit door to outside.

KITCHEN

12'2" x 10'4" (3.72 x 3.16)

Comprising a matching range of handle-less fitted soft-closing base and wall storage cupboards and drawers, with granite work surfaces incorporating inset sink unit with pull-out spray hose mixer tap. Fitted 'AEG' induction hob with matching extractor canopy over, in-built 'AEG' double oven, integrated dishwasher, marble style tiling to the walls and floor, feature vertical radiator, pantry cupboard with shelving, double glazed window to the rear overlooking the rear garden.

SIDE LOBBY

3'8" x 2'11" (1.14 x 0.90)

Marble effect tiled floor, uPVC panel and double glazed door leading onto the driveway and internal panel and glazed Georgian style door into the utility room.

FAMILY ROOM

9'3" x 9'3" (2.84 x 2.82)

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

UTILITY ROOM

9'3" x 7'4" (2.82 x 2.26)

Fitted wall mounted storage cabinet, laminate style roll top work surfaces, space and plumbing for washing machine and tumble dryer. Double glazed window to the side, radiator, laminate flooring, coving. Doors providing access to the side lobby, family room and WC.

CLOAKS/WC

4'0" x 2'11" (1.24 x 0.91)

Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and storage cabinet beneath. Double glazed window to the side, laminate flooring, wall mounted (recently installed) 'Worcester' gas fired combination boiler (for central heating and hot water).

SPLIT FIRST FLOOR LANDING

Doors to all bedrooms, bathroom and storage room. Loft access point to a lit and floored loft space (ideal for storage). Storage closet with extractor vent and laminate flooring.

BEDROOM ONE

11'0" x 9'11" (3.37 x 3.03)

Double glazed window to the rear overlooking the rear garden, radiator, coving.

BEDROOM TWO

11'9" x 9'3" (3.59 x 2.82)

Double glazed window to the front, radiator, useful storage cupboard, coving.

BEDROOM THREE

12'4" x 7'4" (3.76 x 2.26)

Dual aspect double glazed windows, laminate flooring, radiator.

BEDROOM FOUR

8'0" x 6'3" (2.45 x 1.93)

Double glazed window to the front, radiator, useful storage space.

FAMILY BATHROOM

7'9" x 5'4" (2.38 x 1.64)

Recently re-fitted comprising of a modern white three piece suite with "P" shaped bath with glass shower screen, mixer tap and dual attachment mains shower, wash hand basin with mixer tap and double storage drawers beneath, push flush WC. Contrasting fully tiled walls and floor, extractor fan, double glazed window to the rear, chrome ladder towel radiator.

STORAGE ROOM

5'1" x 3'0" (1.56 x 0.92)

OUTSIDE

To the front of the property, there is an open forecourt providing off-street parking side by side for several vehicles, as well as gated access leading down the side of the property providing access to the rear garden. The rear garden is extensive (ideal for families) being split into various sections with an initial lower paved patio seating area with decorative stone chippings and two timber storage sheds. This then leads onto a tiered rockery with decorative slate leading onto a first of two separate lawn sections. To the right hand side of the property, there are planted gravel borders housing a wide variety of specimen bushes, shrubs, trees and plants, as well as a pathway providing access towards the middle and top parts of the garden. Centrally, there is a recently installed covered seating area and the pathway continues to the top part of the garden where there is a further lawn section, all enclosed by timber fencing and hedgerows to the boundary line. Gated pedestrian access continues to the side of the property back to the front and the garden also benefits from an external water tap and lighting points.

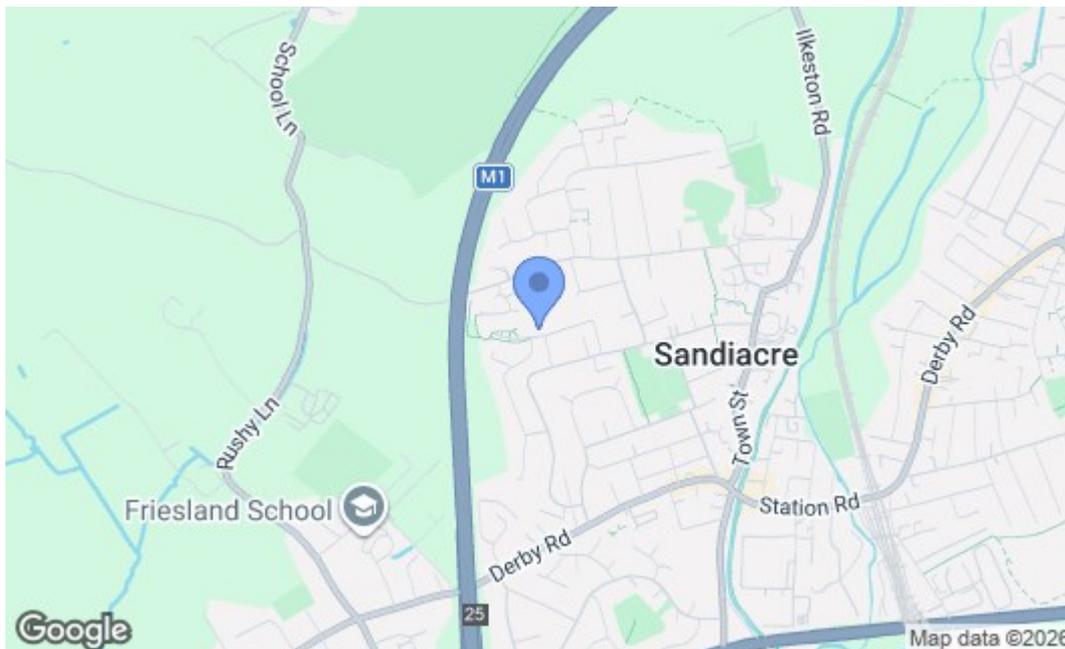
DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, continuing over the bridge onto Station Road. At Sandiacre traffic lights, turn right onto Town Street and proceed parallel with the canal before taking an eventual left hand turn onto King Street. At the "S" bend, turn left onto Travers Road before taking the first right onto Barker Avenue East. Follow the road to the left onto Barker Avenue North. The property can be found on the right hand side, identified by our For Sale board.





Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating

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

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.