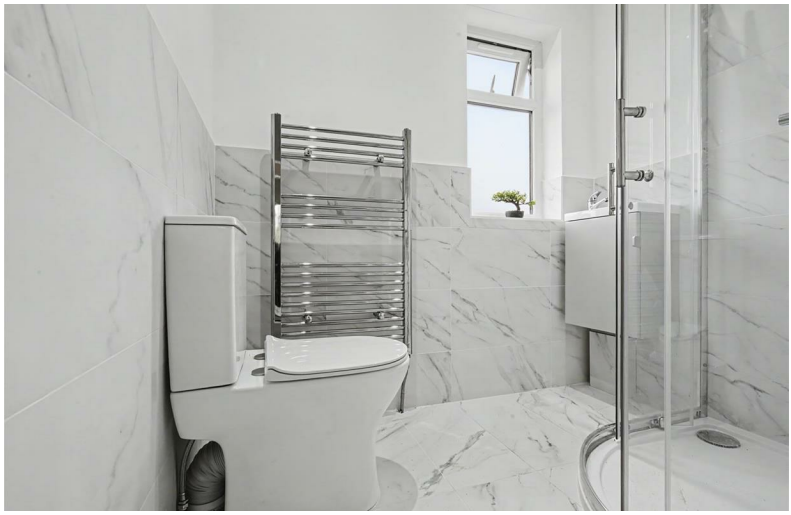
Robert Ellis

look no further...



York Avenue,
Sandiacre, Nottingham
NG10 5HA

£285,000 Freehold

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THIS IS AN EXTENDED AND REFURBISHED THREE BEDROOM HOUSE WHICH INCLUDES AN EXCLUSIVELY FITTED AND EQUIPPED LIVING/DINING KITCHEN AND A PRIVATE SUNNY REAR GARDEN.

Being located on York Avenue in Sandiacre, this three bedroom property has over recent months been extended at the rear on the ground floor and been refurbished and offers beautiful accommodation which is ready to move into without having to carry out any work whatsoever. As people will see when they view the property, it has had the wiring updated, a new heating system installed and been extended at the rear which has created a large open plan living/dining kitchen which is exclusively fitted with Sage green coloured units and integrated appliances. The property is well placed for easy access to excellent local schools and transport links and to many other amenities and facilities, all of which has helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof to the main property and benefiting from gas central heating, double glazing and solar panels on the roof, the light and airy accommodation includes a reception hall, from which stairs lead to the first floor and the hall opens to the lounge at the front of the house which has a feature fireplace and an opening looking through into the separate dining/sitting room which in turn leads into the newly created living/dining kitchen which has, a central island and French doors leading out to a new decked area at the rear. There is also a newly fitted ground floor bathroom/w.c. and to the first floor the landing leads to the three good size bedrooms and a newly created shower room which has a corner shower with a mains flow shower system. Outside there is a new driveway at the front which provides off road parking for two vehicles and a path/ shared drive running down the left hand side of the property which provides access to a garage at the rear which now provides an excellent storage facility for the property. To the immediate rear of the property there is a newly built decked area with steps leading to a path which takes you to the bottom of the garden, there are various lawns, established borders and there is a shed and greenhouse which will remain when the property is sold.

The property is well placed to a Co-op convenience store and Lidl in Sandiacre with further shopping facilities being found in nearby Long Eaton where there is an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, Pride Park is a short drive away where there is an Asda Sainsbury's and Costco, there are excellent local schools for all ages within easy reach, healthcare and sports facilities including several local golf courses, walks in the nearby picturesque nearby countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Front Door
A UPVC panelled front door with two inset opaque glazed panels leading to:

Reception Hall
The reception hall opens to the lounge and has stairs with a hand rail leading to the first floor.

Lounge/Sitting Room
16'8 max to 13'4 x 11'9 approx (5.08m max to 4.06m x 3.58m approx)
Having a double glazed window to the front, a feature fireplace with a wooden mantle, tiled inset and quarry tiled hearth, radiator, cornice to the wall and ceiling, feature archway looking through into a sitting room/dining area, carpeted flooring and a walk through with an exposed beam into:

Dining/Sitting Room
11'3 x 10'3 approx (3.43m x 3.12m approx)
This second large reception room has a radiator, carpeted flooring, cornice to the wall and ceiling, access to a ground floor bathroom/w.c. and there is an opening through into:

Living/Dining Kitchen
14'5 x 13'8 approx (4.39m x 4.17m approx)
The newly created living/dining kitchen has sage green coloured Shaker style units and wooden block effect work surfaces and includes a sink with a mixer tap and a four ring induction hob set in a work surface with cupboards, an integrated dishwasher, oven, a pull out bottle cupboard and space for an automatic washing machine below, a central island with an eating area at one side which provides seating for at least four people and beneath the island there are cupboards and drawers, an upright integrated fridge and freezer, matching eye level wall cupboards and a hood and back plate to the cooking area, a new wall mounted Logic combi boiler fitted in one corner of this open plan living space, a radiator, lantern ceiling window, recessed lighting to the ceiling and double opening, double glazed French doors with double glazed side panels leading out to the rear garden.

Hallway
The hallway provides access to the ground floor bathroom/w.c. and has an opaque double glazed window to the side and a fitted unit which houses the new electric consumer unit and the gas and electric meters.

Bathroom
The newly fitted ground floor bathroom is fully tiled and has a panelled bath with mixer taps and an electric Triton shower over, a low flush w.c. and hand basin with a mixer tap and two drawers below, a chrome ladder towel radiator, an opaque double glazed window, an extractor fan and sliding door leading into the hall.

First Floor Landing
Having a double glazed window to the side, hatch to the loft and panelled doors to the bedrooms and bathroom.

Bedroom 1
11'9 x 10' approx (3.58m x 3.05m approx)
Having a double glazed window to the front, a radiator and carpeted flooring.

Bedroom 2
11'3 x 9'5 approx (3.43m x 2.87m approx)
Having a double glazed window to the rear, a radiator and carpeted flooring.

Bedroom 3
8'2 x 6'9 approx (2.49m x 2.06m approx)
Having a double glazed window to the rear, a radiator and carpeted flooring.

Bathroom
The newly created bathroom is half tiled and includes a corner shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to two walls, curved glazed doors and protective screens, hand basin with a mixer tap and cupboard under and a low flush w.c., chrome ladder towel radiator, tiled flooring, opaque double glazed window and recessed lights and an extractor fan to the ceiling.

Outside
At the front of the property there is a dropped curb leading onto a newly created tarmacadam parking area which provides off road parking for two vehicles and there is a shared drive/path running down the left hand side of the property through a gate to the rear garden.

To the immediate rear of the property there is a newly built decked seating area with a step leading to a path which runs to the bottom of the garden, there are mature borders to either side of the path with a slabbed patio area and lawn at the bottom of the garden with a trellis running across the garden to create a further area where there is a lawn and further seating area. The garden being kept private by having fencing to the right hand boundary and a trellis fence to the left hand side and there is a shed and greenhouse which will remain at the property when it is sold. To the side of the garage there is an established wisteria which provides a lovely feature during the Spring and Summer months and at the side of the house there is an outside tap and at the rear a sensor security light is provided.

Shed
8' x 6' approx (2.44m x 1.83m approx)
There is a door to the front and window to the side.

Greenhouse
12' x 8' approx (3.66m x 2.44m approx)

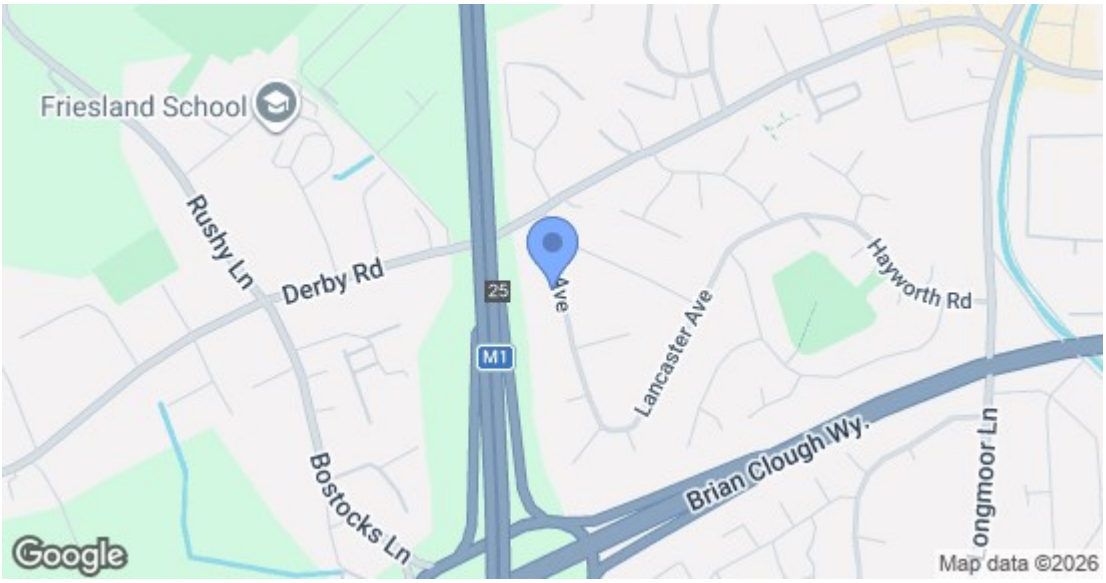
Garage
The concrete sectional garage provides an ideal storage facility and has an up and over door to the front and there is power provided in the garage

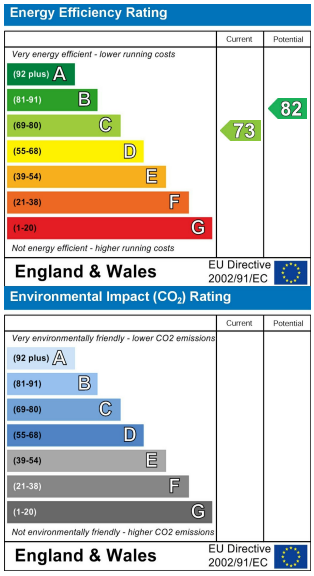
Directions
From J25 of the M1 take the exit signposted Sandiacre/Risley onto Bostocks Lane. At the traffic lights turn right onto Derby Road and then right into York Avenue.
9598MP

Agents Notes
There are AI generated photos on this property.

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 12mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – Vodafone, 02, Three, EE
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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.

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