Robert Ellis

*look no further...*

Briar Avenue,
Sandiacre, Nottingham
NG10 5NG

**O/O £279,950 Freehold**

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AN IMMACULATE, GOOD SIZE THREE BEDROOM DETACHED PROPERTY SITUATED IN A CUL-DE-SAC LOCATION.

Robert Ellis are extremely pleased to bring to the market a property that would ideally suit the first time buyer or growing family. The property is found in a quiet cul-de-sac location that is within walking distance of local schools and near great transport links. The property is ready to move into and sits on a good size plot with room to extend to the side and rear, if required and subject to the necessary permissions. An internal viewing is highly recommended to fully appreciate all the property has to offer.

The property benefits from gas central heating and double glazing and in brief comprises of a spacious entrance hall with a through lounge/diner having a dual aspect and sliding doors onto the rear garden, there is also a door to the kitchen from the dining room with a door to the garage. To the first floor there are three good size bedrooms and the family bathroom. Outside to the front of the property there is off road parking for two cars and a garden which could create more off road parking if required, the garage is down the side and to the rear there is a good size garden, privately enclosed with fenced boundaries.

Sandiacre is an established residential area which is well placed for easy access to J25 of the M1 and the A52. There are excellent shopping facilities found in nearby Long Eaton where there are Asda and Tesco superstores and numerous other retail outlets, there are schools for all ages, healthcare and sports facilities including several local golf courses, walks in the nearby countryside and other transport links include East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and as well as the A52 there are other main roads which provide access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Composite front entrance door and window, radiator, stairs to the first floor and door to:

Lounge/Dining Room
27'6 x 11'8 approx (8.38m x 3.56m approx)
UPVC double glazed bay window to the front, coving to the ceiling, two radiators, gas fire with Adam style surround, UPVC double glazed sliding doors to the rear.

Kitchen
9'3 x 10'8 approx (2.82m x 3.25m approx)
Wall, base and drawer units with work surface over, stainless steel sink and drainer with mixer tap over, splashbacks, integrated oven, gas hob and extractor hood over, vertical modern radiator, laminate flooring, appliance space, plumbing for an automatic washing machine, UPVC double glazed window to the rear, door to understairs storage/pantry, spotlights and door to the garage.

First Floor Landing
UPVC double glazed window to the side, access to the loft with pull down ladders and is partially boarded with a light and power, doors to:

Bedroom 1
12' x 14'2 approx (3.66m x 4.32m approx)
UPVC double glazed window to the front and a radiator.

Bedroom 2
11'2 x 11'9 approx (3.40m x 3.58m approx)
UPVC double glazed window to the rear, radiator.

Bedroom 3
7'4 x 7'9 approx (2.24m x 2.36m approx)
UPVC double glazed window to the front and a radiator.

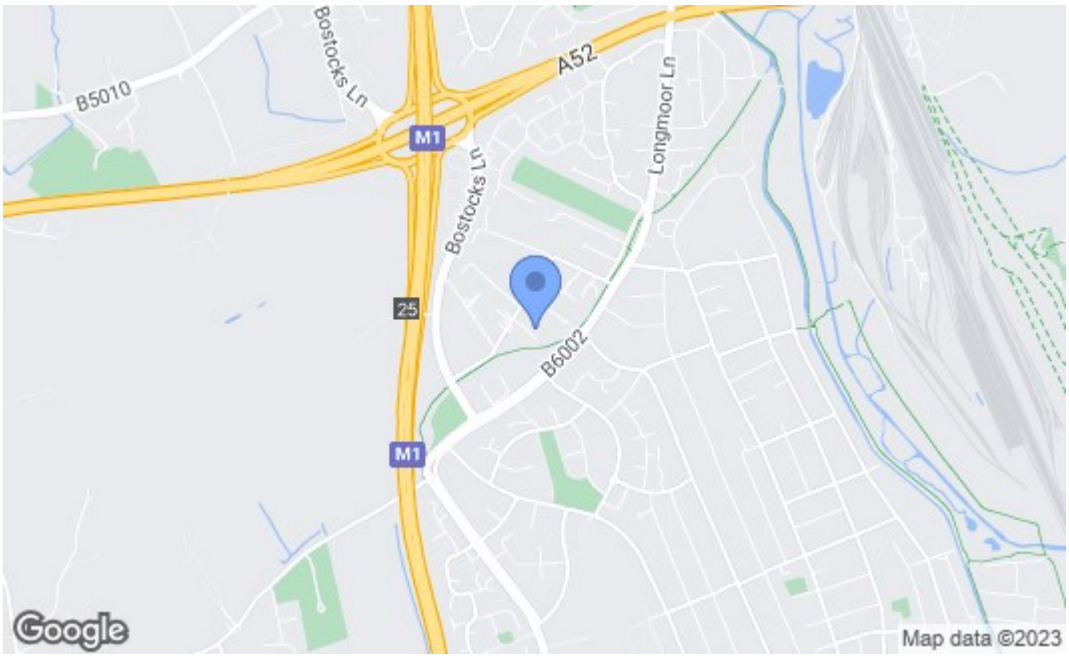
Bathroom
6'9 x 7'7 approx (2.06m x 2.31m approx)
A white three piece suite comprising of a panelled bath with shower from the mains, low flush w.c., pedestal wash hand basin, airing/storage cupboard, chrome heated towel rail, spotlights, laminate floor and UPVC double glazed window to the rear.

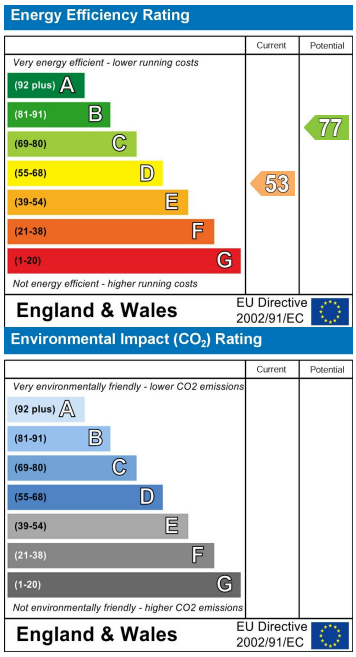
Outside
To the front of the property there is a tarmacadam driveway offering parking for two cars with a lawn having borders full of mature shrubs. At the side there is the garage. The rear garden is privately enclosed with new fenced boundaries, a patio area, seating and is predominantly lawned surrounded by wild flowers and bushes. There is an outside tap, power point and garden shed.

Garage
20'8 x 8'5 approx (6.30m x 2.57m approx)
Bi-fold door to the front, door and window to the rear.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road. Follow the road to the mini island and turn left onto Bostocks Lane, first right onto Park Drive and right into Briar Avenue where the property can be identified by our for sale board.
7433AMEC

Council Tax
Erewash Borough Council Band D




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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