



Maple Avenue,  
Sandiacre, Nottingham  
NG10 5EF

**Guide Price £450-465,000**

**Freehold**



Robert Ellis are delighted to market this beautifully presented detached home situated on the popular road of Maple Avenue.

With a beautiful south facing rear garden, four bedrooms, double garage and a stunning open plan kitchen dining area.. just a few aspects of this property that makes it stand out.

Internally, you are greeted by an entrance hall providing access to the double garage via an internal door in addition to a cloakroom. Located just off the entrance hall via a door is a split level stair case providing access to the living accommodation on the ground and first floor to the bedrooms. As you reach the bottom step, you are greeted by a light, spacious, minimalistic hallway overlooking the garden and providing access to the lounge which stretches in excess of 22ft whilst also having a stunning Derbyshire Grit Fireplace with a multi fuel log burner. There is a beautiful open plan kitchen which breathes space and light whilst also boasting a sitting area with French doors to the garden. The kitchen offers space for a rangemaster in addition to having a Rangemaster sink and drainer along with Rangemaster extractor. This open plan area also consists of Kardean flooring

To the first floor, there are four bedrooms with the master bedroom measuring in excess of 16ft as well as having the huge bonus of fitted wardrobes and an en suite shower room. There is also a family bathroom located off the landing

Externally, there is a stunning south facing rear garden which is mainly laid to lawn with a patio and flowered areas. There is ample off road parking to the front of the property leading to the double garage which has an electric roller shutter door.



### Front of Property

To the front of the property there is a large block paved driveway providing ample off the road parking. Low maintenance gravelled front garden with pathway to the front entrance. Fencing surrounding. Secure gated access to the rear of property.

### Entrance Hallway

UPVC double glazed front entrance double UPVC double glazed fix panels either side. Kardean flooring. Wall mounted radiator. Dado rail. Built-in storage cupboard. Internal doors leading into Ground Floor WC, Garage and Inner Entrance Hallway

### Ground Floor WC

Double glazed window to the front elevation. Kardean flooring. Fully tiled walls. Vanity wash hand basin with dual heat tap. Low level flush WC

### Inner Entrance Hallway

Carpeted flooring. Carpeted staircase to the First Floor Landing and Lower Ground Landing

### Lower Ground Landing

Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator. Built-in storage cupboard. Internal doors leading into Lounge and Dining Room

### Lounge

21' x 11'10 approx (6.40m x 3.61m approx)  
Double glazed window to the front elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Derbyshire Grit Fireplace with a multi fuel log burner. Double glazed patio doors leading to the rear garden.

### Dining Room

22'8 x 9'11 approx (6.91m x 3.02m approx)  
Kardean flooring. Wall mounted radiator. Coving to the ceiling. Open through to Kitchen. Double glazed patio doors leading to the rear garden.

### Kitchen

12'6 x 7'11 approx (3.81m x 2.41m approx)  
Double glazed windows to the side and rear elevations. Kardean flooring. Part tiling to walls. Range of matching wall base and drawers units with roll top worksurfaces above. Space for a rangemaster cooker. Range Master extractor. Range Master sink and drainer unit with dual heat tap. Integrated dishwasher. Space and plumbing for automatic washing machine. Space and point for freestanding under the counter fridge freezer. Double glazed door leading to the rear garden.

### First Floor Landing

Double glazed window to the front elevation. Carpeted flooring. Coving to the ceiling. Loft access hatch. Built-in storage cupboard.

Internal doors leading into Bedroom 1, 2, 3, 4 and Family Bathroom

### Bedroom 1

16'9 x 12' approx (5.11m x 3.66m approx)  
2x Double glazed windows to the rear elevation. Carpeted flooring. Wall mounted radiator. Coving to the ceiling. Fitted double wardrobes

### En-Suite Shower Room

Double glazed window to the rear elevation. Vinyl flooring. Fully tiled walls. Wall mounted radiator. 3 piece suite comprising of a walk-in double shower cubical with wall mounted shower, vanity wash hand basin with dual heat tap and a low level flush WC

### Bedroom 2

11'3 x 11'11 approx (3.43m x 3.63m approx)  
Double glazed window to the rear elevation. Carpeted flooring. Wall mounted radiator.

### Bedroom 3

11'1 x 10'10 approx (3.38m x 3.30m approx)  
Double glazed window to the front elevation. Laminate flooring. Wall mounted radiator.

### Bedroom 4

11'9 x 11'10 approx (3.58m x 3.61m approx)  
2 x Double glazed windows to the front and side elevations. Laminate flooring. Wall mounted radiator.

### Family Bathroom

Double glazed window to the front elevation. Vinyl flooring. Tiled splashbacks. Wall mounted radiator. 3 piece suite comprising of a panel bath with dual heat tap and with wall mounted shower, pedestal wash hand basin with dual heat tap and a low level flush WC

### Garage

18'11 x 17'1 approx (5.77m x 5.21m approx)  
Electric roller shutter door. Power & Lighting. Sink with hot and cold taps. Combi boiler installed in 2023

### Rear of Property

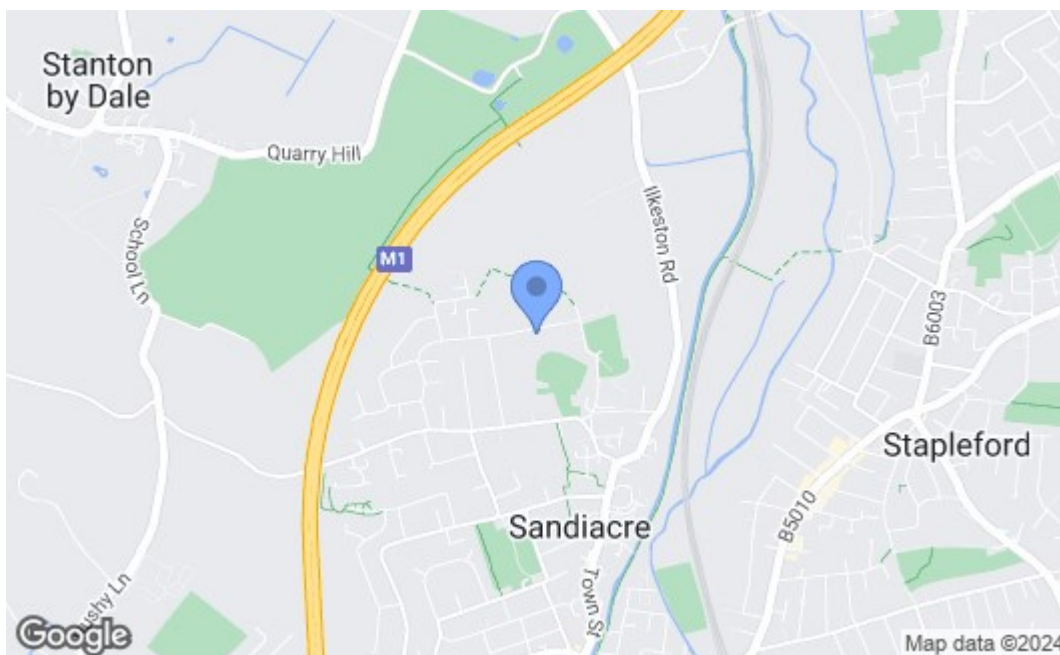
To the rear of the property there is a large south-facing rear garden with a large patio area with cover providing ample space for seating and outdoor entertaining. Steps from patio area leading down to large laid to lawn area with flowerbeds, mature shrubbery and trees. Fencing and hedging to borders. The property also benefits from installed solar panels.

### Council Tax

Local Authority Erewash  
Council Tax band F



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.