Robert Ellis

*look no further...*

Dorothy Avenue,
Sandiacre, Nottingham
NG10 5LH

**£249,995 Freehold**

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THIS IS A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE WHICH IS SITUATED IN THE HEART OF THIS POPULAR RESIDENTIAL AREA TO THE WEST OF NOTTINGHAM.

Being located on Dorothy Avenue, this traditional three bedroom semi detached home provides tastefully finished accommodation which will suit the requirements of a whole range of buyers, from people buying their first property through to families who are looking for a three bedroom property which is close to excellent local schools and other amenities and facilities provided by Sandiacre and the surrounding area. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of brick with render to the external elevations, all under a pitched tiled roof and the light and spacious accommodation derives all the benefits from having gas central heating and double glazing. In brief the accommodation includes a reception hall, lounge/sitting room with a 'Chesneys' log burning stove incorporated in the chimney breast, a large dining kitchen which has extensive ranges of white gloss finished units and integrated appliances and there is the recently re-fitted ground floor bathroom which is fully tiled and includes a mains flow shower system over the bath. To the first floor the landing leads to the three good size bedrooms, with the main bedroom having a fully tiled en-suite shower room, which again has a mains flow shower system. Outside there is block paved parking at the front and a path/shared driveway running down the left hand side of the house to a gate which provides access to the rear garden. The rear garden is an important feature of this lovely home with it being landscaped and designed to help keep maintenance to a minimum with there being block paved and slabbed seating areas, borders to the sides and a shed with a recently fitted composite decked area behind the shed which provides another private seating area and the rear garden is kept private by having fencing to the boundaries.

Sandiacre is an established residential area with many amenities and facilities which include a Co-op and Lidl stores as well as many other retail outlets which can be found in nearby Long Eaton and Stapleford, there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities which includes several local golf courses, walks in the nearby open picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

## Reception Hall
Stylish composite front door with inset glazed block panels, stairs with brushed stainless steel hand rail leading to the first floor, radiator and a pine panelled door leading into:

## Lounge/Sitting Room
13'2 plus bay x 13'2 approx (4.01m plus bay x 4.01m approx)
Double glazed bay window with fitted vertical blinds to the front, 'Chesneys' log burning stove set in the chimney breast with a tiled hearth and fitted shelving to either side of the chimney breast, cornice to the wall and ceiling, built-in understairs storage cupboard, feature vertical radiator and a door with inset glazed panels leading to:

## Dining Kitchen
19'2 to 13'7 x 10' to 8'8 approx (5.84m to 4.14m x 3.05m to 2.64m approx)
The kitchen is fitted with white gloss units having brushed stainless steel fittings and includes a double bowl corner sink with a mixer tap and a four ring hob set in a work surface which extends to three sides and has an integrated washing machine, cupboards, oven and drawers beneath, integrated upright fridge with a pantry storage cupboard to one side, matching eye level wall cupboards and a hood over the cooking area, tiling to the walls by the work surface areas, three double glazed windows with fitted roller blinds, two radiators, cornice to the wall and ceiling and a half opaque double glazed door leading out to the rear garden.

## Bathroom
The ground floor bathroom has recently been re-fitted and is fully tiled with a panelled bath having chrome hand rails and a mains flow shower over having a rainwater shower head and a hand held shower, tiling to two walls and a folding glazed protective screen, hand basin with a mixer tap set on a surface with double cupboard under, low flush w.c. with a concealed cistern, mirror to one wall, feature ladder towel radiator, opaque double glazed window with fitted blind, recessed lighting to the ceiling, boiler housed in a double cupboard with a double cupboard beneath which is currently used to house a tumble dryer.

## First Floor Landing
Double glazed window with fitted blind to the side, hatch with ladder to the loft which is boarded and has a light and wood panelled doors leading to:

## Bedroom 1
13'6 x 13'4 approx (4.11m x 4.06m approx)
Double glazed window with fitted vertical blinds to the front, feature original cast iron fireplace to one wall and a radiator.

## En-Suite
The en-suite to the main bedroom is fully tiled and has a corner shower having a mains flow shower with a rainwater shower head and hand held shower, tiling to two walls and curved glazed doors and protective screens, low flush w.c. and hand basin with a mixer tap and cupboard under, opaque double glazed window with a fitted blind, chrome ladder towel radiator and a mirror to the wall above the sink.

## Bedroom 2
9'3 x 9' approx (2.82m x 2.74m approx)
Double glazed window with blind to the rear and a radiator.

## Bedroom 3
7'5 x 6'3 approx (2.26m x 1.91m approx)
Double glazed window with a blind to the rear, laminate flooring and a radiator.

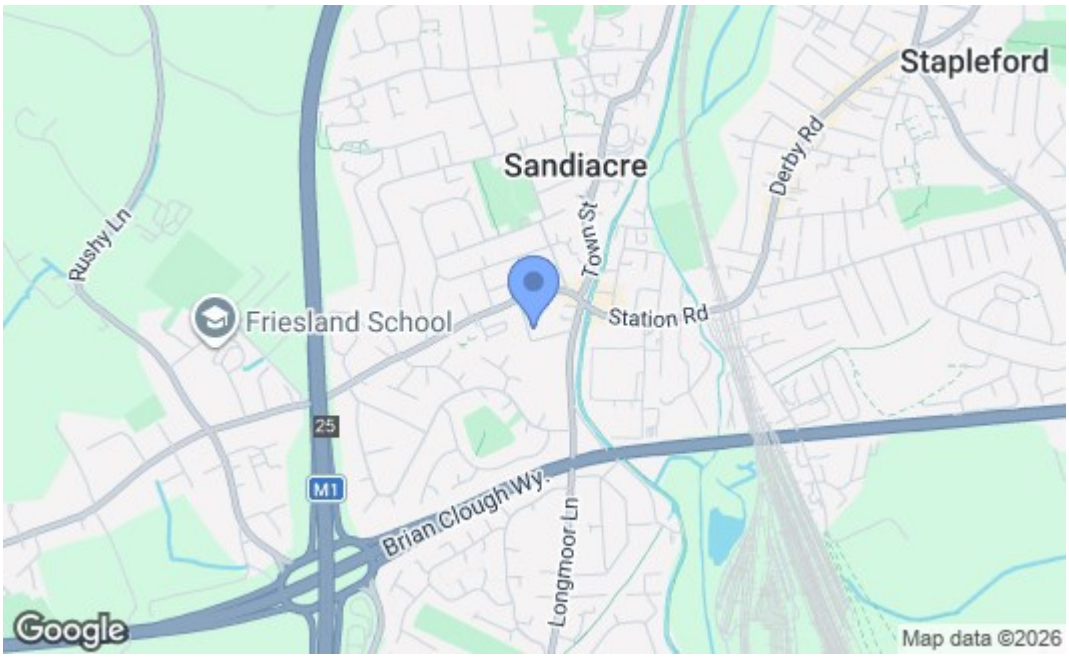
## Outside
At the front of the property there is a block paved off road parking area with a wall to the front and right hand side and to the left of the property there is a shared driveway/path which provides access to a gate through to the rear garden.

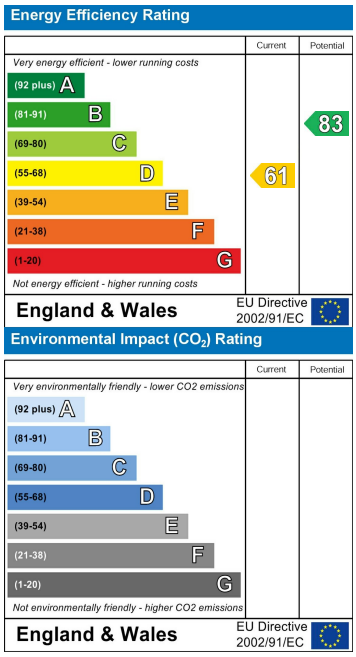
The rear garden is an important feature of this lovely home and has been designed and landscaped to help keep maintenance to a minimum and provides several places to sit and enjoy outside living. There are block paved and slabbed areas to the rear of the house, a walled, raised bed at the bottom of the garden and beds to the sides and there is a shed with a recently fitted composite decked area at the rear of the shed which provides a further private seating area, with the garden being kept private by having fencing tot he boundaries, a gate leads out to the path at the side and there is an outside water supply provided.

## Directions
Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Continue to the end and at the mini island turn right onto Longmoor Lane, coninue for some distance and Dorothy Avenue can be found as a turning on the left hand side.
9172AMMP

## Council Tax
Erewash Borough Council Band A

## Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 16mpbs, Superfast 80mbps, Ultrafast 1000mbps
Phone Signal – 02, Vodafone, EE, Three
Sewage – Mains supply
Flood Risk – No, surface water medium
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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