



York Avenue,  
Sandiacre, Nottingham  
NG10 5HA

**£279,950 Freehold**



A THREE BEDROOM SEMI DETACHED HOME SITUATED ON A CORNER PLOT.

Robert Ellis are delighted to bring to the market a property that is being sold with the benefit of no upward chain, having been extended to the rear there is a large breakfast/dining kitchen with built in appliances that would appeal to most families. Sitting on a corner plot there are gardens to three sides and off street parking at the rear of the property being accessed from Richmond Avenue leading to a detached brick built garage. An internal viewing is highly recommended to fully appreciate everything this property has to offer.

The property benefits from gas central heating and double glazing and in brief, comprises of: Entrance porch, entrance hall, ground floor WC, large breakfast/kitchen diner and a lounge/dining room with sliding doors onto the rear garden. To the first floor there are three good sized bedrooms, the master having built in wardrobes and a four piece suite family bathroom. As previously mentioned, the property sits on a corner plot and has gardens to the front, side and rear with a Presscrete driveway and a detached brick built garage.

The property sits favourably within this popular location within easy reach of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland schools, there is also easy access to the nearby shops and services within the towns of Stapleford and Long Eaton and for those needing to commute there are good road networks nearby including the A52 for Nottingham, Derby, junction 25 of the M1 motorway and the NET tram terminus situated at Bardill's roundabout.



### Entrance Hall

UPVC double glazed front entrance door and door to entrance hall, coving to ceiling, radiator, UPVC double glazed window to the side and doors to

### WC

Low lush WC, sink with splashbacks, radiator, UPVC double glazed window to the front.

### Breakfast/Dining Kitchen

13'89 x 17'94 (3.96m x 5.18m)

Wall, base and drawer units with worksurfaces over, sink and drainer unit with swan mixer tap over, tiled walls and splashbacks, under cupboard lights, eye level double oven, integrated gas hob with extractor hood over, plumbing for automatic washing machine, built in fridge and separate freezer, built in dishwasher, coving to ceiling, radiator, UPVC double glazed window to the rear, door to under stairs storage and door to inner lobby with UPVC double glazed windows, rear exit door and door to lounge.

### Lounge/Dining Room

26'74 x 10'94 (7.92m x 3.05m)

UPVC double glazed bay window to the front, radiator, electric fire with brick surround and brick hearth, coving to ceiling, opening to the dining room, UPVC double glazed sliding doors to the rear, stained glass window to the kitchen, TV and telephone points and radiator.

### Landing

UPVC double glazed window to the side, coving to ceiling and doors to:

### Bedroom One

12'10 x 8'71 + wardrobes (3.91m x 2.44m + wardrobes)

Built in wardrobes, drawers with hanging rail and shelves, radiator, coving to ceiling and UPVC double glazed window to the front.

### Bedroom Two

11'58 x 9'64 (3.35m x 2.74m)

UPVC double glazed window to the rear, radiator and coving to ceiling.

### Bedroom Three

7'20 x 8'01 (2.13m x 2.46m)

UPVC double glazed window to the front, radiator and coving to ceiling.

### Bathroom

A four piece suite comprising corner bath, walk in shower cubicle with shower from the mains, vanity unit with sink and storage cupboards, low flush WC, tiled walls and splashbacks, two UPVC double glazed windows to the rear, coving to ceiling, spotlights and access to the loft. The loft has a pull down ladder which is boarded and has power, this is where the gas central heating combination boiler is which was installed in 2015.

### Outside

The property has gardens to the front, side and rear. To the front of the property there is a path leading to the front entrance door with a raised brick border bed having gravel borders and a circular patio area which is privately enclosed with hedged and walled boundaries. To the left is the side garden having a lawn surrounded by hedged boundaries and borders full of mature shrubs and flowers and gravel borders. There is a path leading around the side of the property through a gate which is an ideal area for a bin storage and an additional gate to the parking where there is a Presscrete driveway leading to the brick built detached garage. To the right there is an additional gate which leads to the rear garden, immediate to the property is a patio area with steps leading down to the lawn with raised brick beds full of mature shrubs and flowers and gravel borders. It is all privately enclosed with fenced and walled boundaries and there is an outside tap.

### Garage

11'42 x 20'25 (3.35m x 6.10m)

Up and over door, two UPVC double glazed windows and rear exit door, light and power.

### Council Tax

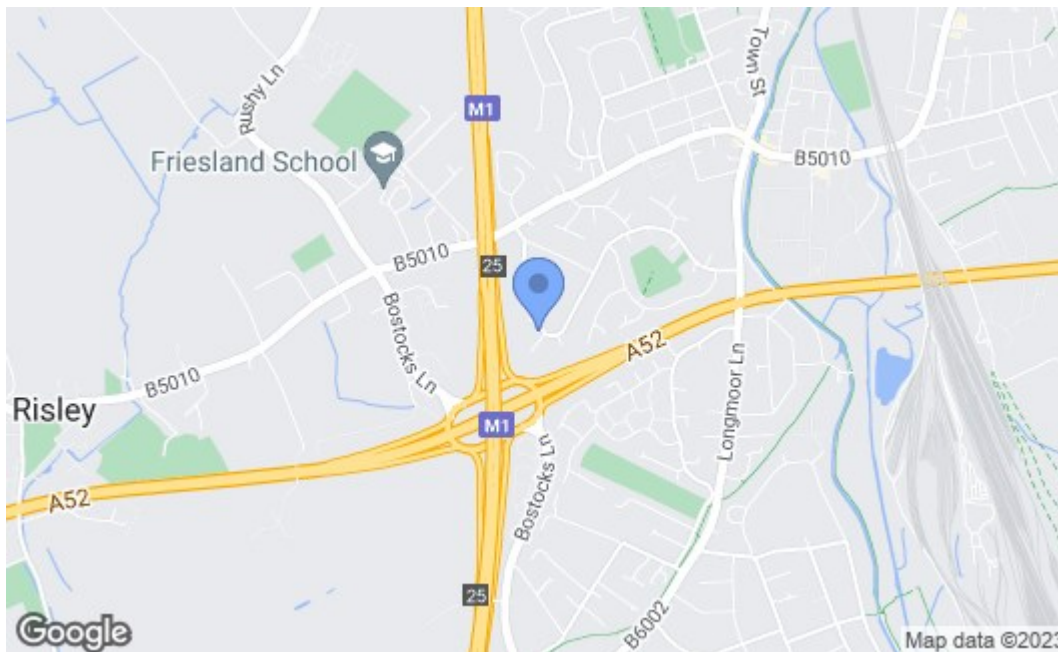
Erewash Borough Council Band B





61 YORK AVENUE, SANDIACRE  
TOTAL FLOOR AREA: 1433 sq.ft. (133.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C022



Energy Efficiency 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			
<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	

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