

Springfield Avenue,
Sandiacre, Nottingham
NG10 5NA

O/I/E £280,000 Freehold

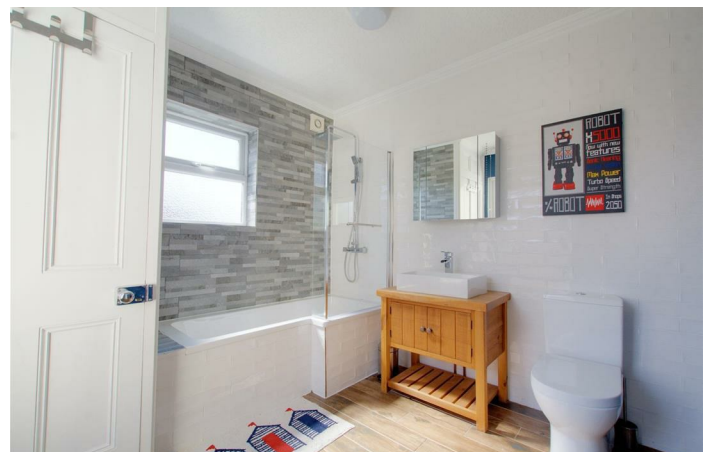


THIS IS AN INDIVIDUAL DETACHED TWO DOUBLE BEDROOM HOME WHICH COULD EASILY BE ALTERED TO CREATE A THIRD BEDROOM IF THIS WAS REQUIRED.

Being positioned on a corner plot in this most sought after residential area, this individual detached property provides a lovely home that will suit a whole range of buyers who are looking for a period property which is ready to move into without having to carry out any work whatsoever and is offered to the market with NO UPWARD CHAIN. The property has light and airy accommodation arranged on two floors and as mentioned could easily be changed into a three bedroom property if this was required by a new owner and also has the potential to be extended at the rear and side to increase both the ground and first floor accommodation. The property is well placed for easy access to the local amenities and facilities provided by the immediate area and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from Springfield Avenue with a block paved drive and pathway with picket fencing to the front boundary and is constructed of brick with render to the external elevations under a pitched tiled roof. The house derives the benefits from having gas central heating and double glazing and includes a reception hallway which has solid wood flooring that extends through into the lounge and the dining/sitting room which has a feature fireplace incorporating a log burning stove. The kitchen is positioned off the dining room and this is fitted with wall and base units and has a door leading out to the rear garden. To the first floor the landing leads to the two double bedrooms – one of which could be divided into two bedrooms if this was required by a new owner and the bathroom which has a white suite complete with a shower over the bath. Outside there is a garage positioned to the left of the house with a block paved driveway at the front and the block paving extends across the front of the property where there are raised beds to a path which takes you through a gate on the right hand side to the rear garden. To the rear of the property there are patio area and a lawned garden which is kept private by having fencing to the boundaries and there are double gates leading out to a driveway at the rear which could provide access for a caravan, motor home or similar vehicle to the rear of the house.

The property is well placed for easy access to the shopping facilities provided by Long Eaton where there are Tesco, Asda and Aldi stores as well as many other retail outlets with further shops being found in Sandiacre where there are Lidl and Co-op stores, there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the transport links include J25 of the M1 which is literally only a few minutes drive away from the house, 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.



Reception Hall

Composite panelled front door with double glazed windows to either side, solid wood flooring which extends into the two main reception rooms, double glazed windows to either side and panelled doors leading into the two reception rooms.

Lounge/Sitting Room

12'2" x 13' approx (3.71m x 3.96m approx)

Double glazed windows to the front, side and rear, all having fitted blinds, feature open fireplace with a cast iron and tiled inset with an Adam surround and tiled hearth, wood flooring, cornice to the wall and ceiling, picture rail to the walls and a radiator.

Dining/Sitting Room

13' x 11'6" approx (3.96m x 3.51m approx)

Double glazed window with a fitted blind to the front and a double glazed French door with a fitted blind leading out to the rear garden, log burning stove set in a feature chimney breast with a brick inset, wooden mantle and tiled hearth, wooden flooring, cornice to the wall and ceiling, tiling to the walls, radiator and a wooden panelled door leading into the kitchen.

Kitchen

8'8" x 6'6" approx (2.64m x 1.98m approx)

The kitchen is fitted with a 1½ bowl sink having a mixer tap set in a work surface with shelves, drawers and cupboards under, space for an upright cooker with a work surface to the side which has a cupboard under, further work surface with a double cupboard beneath, space for a fridge/freezer, matching eye level wall cupboards and a hood over the cooking area, tiling to the walls by the work surface areas, feature vertical radiator, tiled flooring, double glazed windows to the rear and side and there is an understairs cupboard which has a work surface with storage cupboards below which match the kitchen units and shelves over.

First Floor Landing

With doors to:

Bedroom 1

13' x 11'6" approx (3.96m x 3.51m approx)

Double glazed windows with fitted blinds to the front and rear, engineered oak flooring, feature fireplace with a coal effect fire having an Adam style surround and hearth, cornice to the wall and ceiling and a built-in cupboard/wardrobe.

Note

There is the option to change this room into two bedrooms if a new owner required three bedrooms.

Bedroom 2

13' x 12'2" approx (3.96m x 3.71m approx)

Double glazed windows with fitted blinds to the front and side, radiator, feature cast iron fireplace and cornice to the wall and ceiling.

Bathroom

The bathroom has a white suite including a P shaped bath with a mains flow shower over having a rainwater shower head and hand held shower with a glazed protective screen and tiling to three walls, hand basin with mixer tap set on a wooden surface with a double cupboard and shelf below and a low flush w.c., mirror fronted wall cabinet above the sink, tiled flooring, chrome ladder towel radiator, further double mirror fronted wall cabinet, two opaque double glazed windows, hatch to loft, cornice to the wall and ceiling and an Ideal boiler and plumbing and space for an automatic washing machine is housed in a built-in airing/storage cupboard.

Outside

At the front of the property there is a block paved pathway with a gate and picket fencing running along the front boundary and there are raised beds at the front with a block paved path extending down the right hand side of the house where there is a gate providing access to the rear garden and on the left there is a block paved drive in front of the garage.

The block paving extends across the rear of the house where there is a patio/seating areas on either side of the kitchen and there is access from one of the patios to the garage which is positioned on the left hand side of the property. There is a lawn with borders and fencing to the side boundaries and there are double gates leading out to a driveway at the rear which provides access to the rear garden to store a caravan, motor home or similar vehicle. There is an outside water supply and external lighting provided. Behind the garage there is a concrete base for a shed.

Garage

17'9" x 7'3" approx (5.41m x 2.21m approx)

The garage is positioned on the left hand side of the house and has an up and over door to the front, double opening doors to the side which lead out to the rear garden, a window to the rear and power and lighting is provided.

Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street following the road to the end. At the mini island turn left onto Longmoor Road, immediate right into Springfield Avenue and continue along where the property can be found on the left as identified by our for sale board.

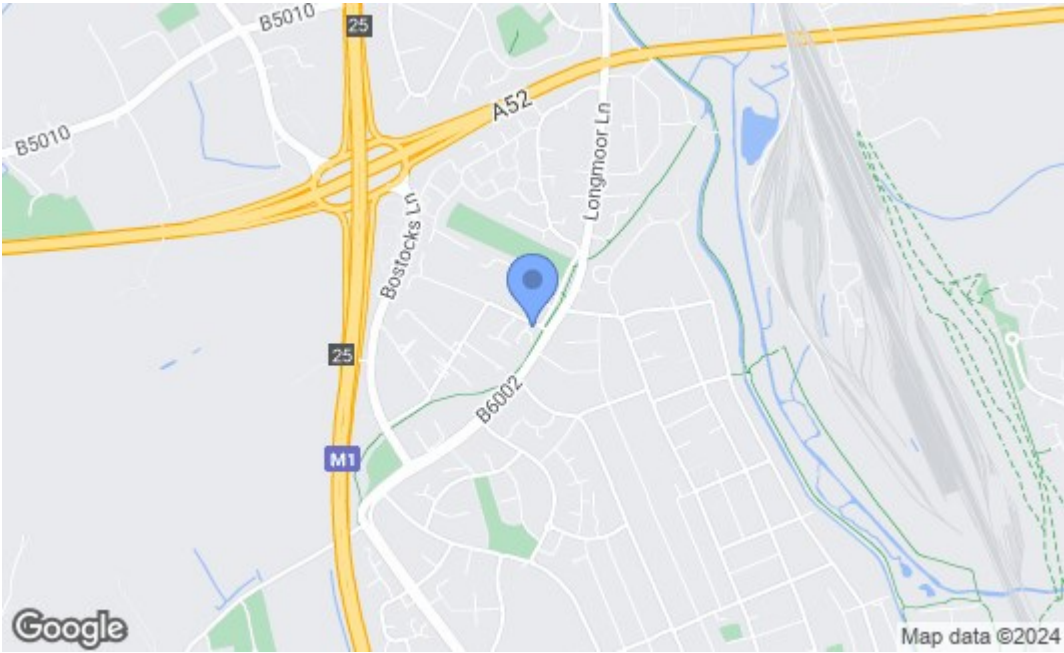
7546AMMP

Council Tax

Erewash Borough Council Band C



Robert Ellis
ESTATE AGENTS



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	43	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.