Robert Ellis

look no further...

Victor Crescent,
Sandiacre, Nottingham
NG10 5JY

Price Guide £205-210,000

Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A THREE BEDROOM PLUS ATTIC ROOM SEMI DETACHED HOUSE.

Robert Ellis are pleased to bring to the market a deceptively spacious three bedroom plus attic room semi detached house situated in this popular residential location in Sandiacre, with great access to the M1 and A52 road networks, local amenities, schools are within walking distance, delightful walks and the Erewash Canal.

The property is constructed of brick to the external elevations all under a pitched tiled roof and derives the benefit of gas central heating and double glazing throughout. In brief the accommodation comprises of an entrance hall with stairs to the first floor and leading to the lounge with a bay window, kitchen diner and garden room to the rear with a substantial decked area with cover over. To the first floor there are three bedrooms, two double and a single, and family shower room. To the second floor there is an attic room having a radiator and double glazed window. Off street parking to the front and enclosed garden to the rear.

The property is well placed for easy access to the shopping facilities provided by Sandiacre and Long Eaton which includes an Asda and Tesco superstore as well as numerous other retail outlets, if required there is good schooling for all ages, healthcare and sports facilities and the excellent transport links include J25 of the M1 which is only a few minutes drive away, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Hallway
Double glazed door to the front, double glazed window to the side, stairs to the first floor and doors to:

Lounge
12'9 x 12'1 approx (3.89m x 3.68m approx)
Double glazed bay window to the front and a radiator.

Kitchen Diner
17'3 x 10'1 approx (5.26m x 3.07m approx)
Comprising of wall, base and drawer units with work surface over, stainless steel sink and drainer with mixer tap, space for a free standing fridge freezer and washing machine, gas hob and hob with extractor hood over, coving to ceiling, splashback tiles, double glazed window to the rear and door to:

Garden Room
17'4 x 7'3 approx (5.28m x 2.21m approx)
Double glazed windows to the rear and side, patio doors to the rear leading out to the decking and a radiator.

First Floor Landing
Stairs to the second floor and doors to:

Bedroom 1
11'2 x 10'2 approx (3.40m x 3.10m approx)
Radiator and double glazed window to the rear.

Bedroom 2
12'2 x 9'1 approx (3.71m x 2.77m approx)
Radiator, laminate floor and double glazed window to the front.

Bedroom 3
8'8 x 7'9 approx (2.64m x 2.36m approx)
Laminate flooring, double glazed window to the front and a radiator.

Shower Room
6'7 x 4'8 approx (2.01m x 1.42m approx)
Comprising of a corner shower, low flush w.c., wash hand basin, tiled walls and floor, inset spotlights, extractor fan and obscure double glazed window to the rear.

Second Floor
Leading to:

Attic Room
Double glazed window to the side and a radiator.

Outside
To the front of the property there is off street parking to the front, lawned garden with planted borders and side access to the rear garden. To the rear there is a substantial decked area with cover over, lawned garden, patio with pergola, greenhouse and garden shed and fencing to the boundaries.

Directions
Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Follow the road until the end and turn right at the traffic island onto Longmoor Lane. Turn right into Austins Drive and then straight over into Victor Crescent where the property can be found as identified by our for sale board.
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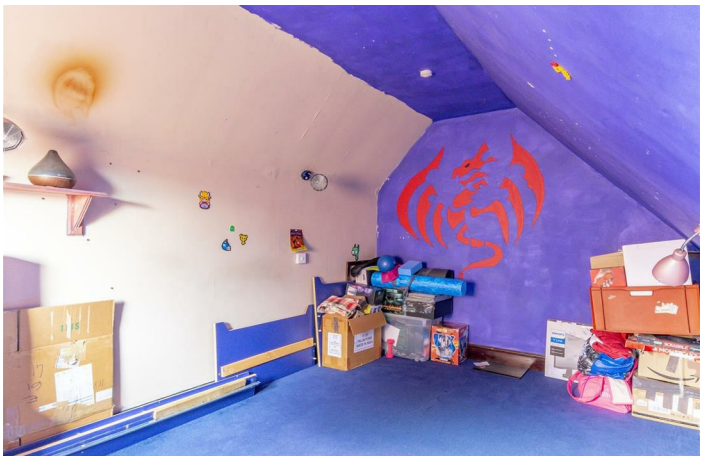
Council Tax
Band B - £1,534



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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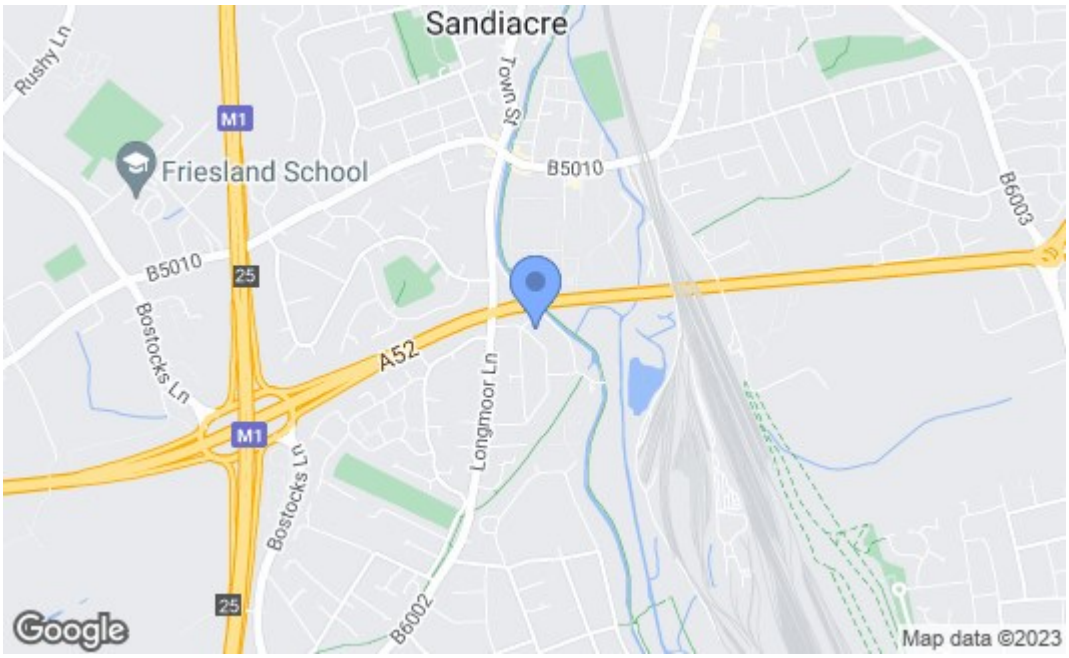

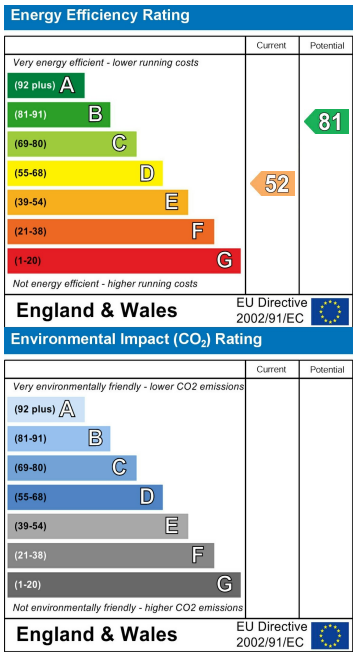

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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