Robert Ellis

look no further...







Wood Avenue,
Sandiacre, Nottingham
NG10 5FW

Price Guide £230-240,000

Freehold

0115 946 1818

/robertellisestateagent

@robertellisea



A THREE BEDROOM SEMI DETACHED HOME OFFERING OFF ROAD PARKING, A CONSERVATORY AND A USEFUL 16FT x 9FT WORKSHOP POSITIONED TO THE REAR OF THE GARDEN.

Robert Ellis are pleased to bring to the market this three bedroom semi detached property, offering practical accommodation and a number of useful additional features. The property would make an ideal purchase for a range of buyers, with the benefit of off road parking and a versatile outdoor space.

Upon entering, the entrance hallway provides access through to both the kitchen and living room, creating a practical layout for everyday living. The property also benefits from a conservatory, providing additional reception space and further flexibility for relaxing or entertaining. To the first floor are three bedrooms, offering accommodation for a family, couple or those requiring additional space for guests or home working.

Externally, the property benefits from off road parking and a rear garden, which is further enhanced by a particularly useful workshop measuring approximately 16ft x 9ft. This provides excellent additional space for hobbies, storage or workshop use. An internal viewing is highly recommended to fully appreciate the accommodation, conservatory and useful workshop this three bedroom semi detached home has to offer.

The property is within easy reach of all the amenities and facilities provided by Long Eaton and Sandiacre, with there being Asda, Tesco, Lidl and Aldi stores in Long Eaton, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, if required there are schools for all ages within easy reach and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 ad other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Entrance Hall
Double glazed door to the front, stairs to the first floor, door to the lounge, barn door to the kitchen and radiator.

Lounge
10'1 x 16'6 approx (3.07m x 5.03m approx)
Double glazed window to the front, radiator, panelled walls, patio doors to:

Conservatory
10'6 x 9' approx (3.20m x 2.74m approx)
Double glazed patio doors and windows to the rear and is heated with an electric smart heater.

Kitchen Diner
16'5 x 15'3 approx (5.00m x 4.65m approx)
L shaped kitchen diner with double glazed windows to the front and rear, tiled flooring, radiator, wall and base units with roll edged work surfaces over, integrated sink and drainer, plumbing for a washing machine, space for a fridge freezer, integrated electric oven with four ring induction hob and extractor over, understairs storage cupboard.

First Floor Landing
Double glazed window to the rear, access hatch to the partly boarded loft and doors to:

Bedroom 1
11'2 to wardrobes x 9'4 approx (3.40m to wardrobes x 2.84m approx)
Double glazed window to the front, radiator.

Bedroom 2
10'1 x 10'7 approx (3.07m x 3.23m approx)
Double glazed window to the front, radiator and built-in storage cupboard.

Bedroom 3
Double glazed window to the rear, radiator, laminate flooring.

Bathroom
Two double glazed windows to the rear, radiator, tiled floor, pedestal wash hand basin, panelled bath with mains fed shower over, low flush w.c., radiator.

Outside
To the rear there is a large patio area with a lawned garden, panelled fencing to the boundaries.

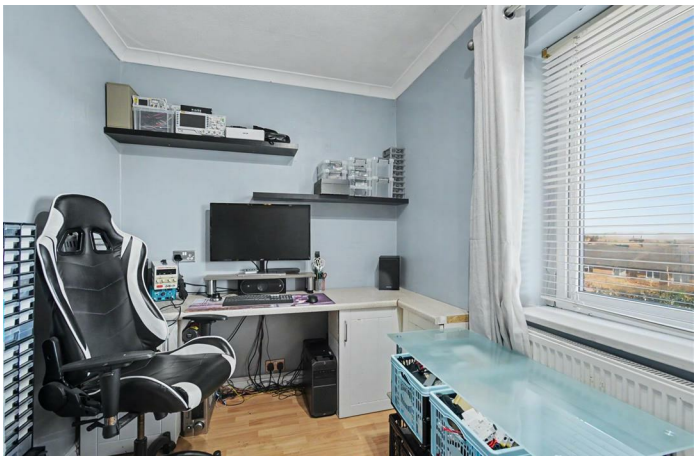
Workshop
9'1 x 19'7 approx (2.77m x 5.97m approx)
With power, light, heating, security alarm, ethernet and hardwired CCTV.

Directions
From the A52/J25 of the M1 motorway, proceed towards Sandiacre/Risley along Bostocks Lane, at the traffic lights turn right onto Derby Road, left onto Stevens Road and left again into Wood Avenue where the property can be found by our for sale board.
9630CO

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, Virgin
Broadband Speed - Standard 14mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



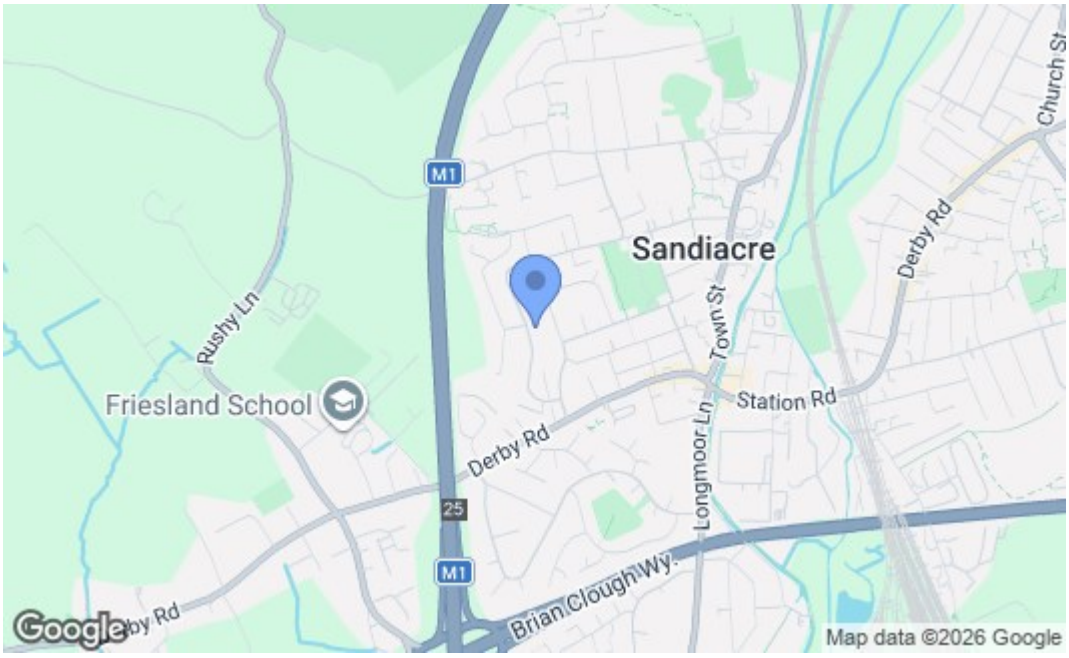


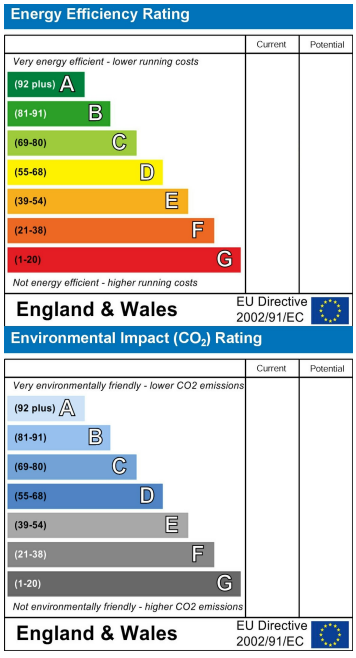












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818