Robert Ellis

look no further. . .

Shaftesbury Avenue
Sandiacre, Nottingham NG10 5GU

A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE.

£270,000 Freehold

Situated on a large than expected garden plot can be found this traditional three bedroom semi detached house.

What sets this property apart from many is the substantial rear gardens which have been a life's work for the current owners. The total plot measures approximately 0.14 of an acre, with a block paved driveway and parking facilities for at least three cars which leads to a single garage and gated access to further hard standing within the garden. The rear garden is beautifully maintained with lawns, patio, well tended bedding and a secret vegetable patch.

Benefitting from central heating and double glazing, the accommodation comprises entrance hall, lounge, open plan family dining kitchen (a great social space). To the first floor, the landing provides access to three bedrooms and shower room/WC.

Situated in this highly regarded residential suburb, great for families and commuters alike, schools for all ages are within easy reach including the popular Friesland School. For those needing to commute, there is a regular bus service within walking distance and the A52 and Junction 25 of the M1 motorway can be reached in two minutes.

A great family home which we recommend an early internal viewing.

ENTRANCE HALL
Composite double glazed front entrance door, double glazed side windows, radiator, stairs to the first floor with understairs store cupboard. Doors to lounge and kitchen diner.

LOUNGE
13'5" x 11'5" (4.09 x 3.48)
Living flame effect gas fire with Adam-style surround, radiator, double glazed window to the front.

OPEN PLAN KITCHEN DINER
15'4" reducing to 8'6" x 18'7" reducing to 9'0" (4.69 reducing to 2.61 x 5.68 reducing to 2.75)
The kitchen area comprises a fitted range of wall, base and drawer units with rolled edge work surfacing and inset one and a half bowl ceramic sink unit with single drainer. Built-in gas double oven, gas hob with extractor hood over. Integrated microwave, space for freezer, plumbing and space for washing machine. Tall larder unit, double glazed window to the rear, sealed unit double glazed side exit door. Open to dining area which has a radiator, uPVC double glazed French doors and side windows leading to the rear garden.

FIRST FLOOR LANDING
Double glazed window, hatch and ladder to loft.

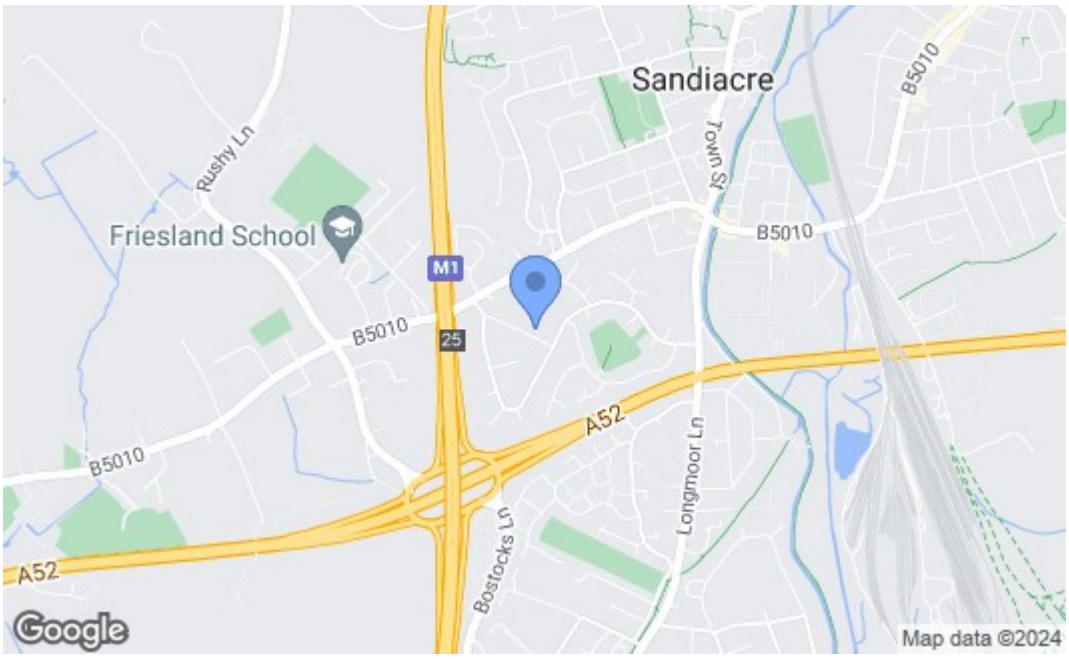
BEDROOM ONE
11'8" x 9'6" to wardrobes (3.58 x 2.9 to wardrobes)
Fitted wardrobes to one wall, radiator, double glazed window to the front.

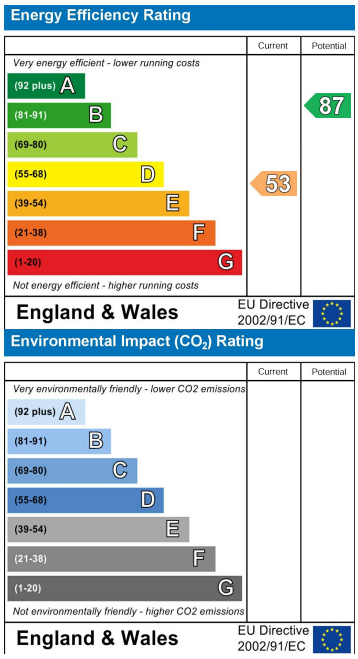
BEDROOM TWO
10'4" x 11'7" (3.17 x 3.55)
Radiator, double glazed window to the rear enjoying far reaching views over the surrounding area.

BEDROOM THREE
7'3" x 7'4" (2.22 x 2.24)
Radiator, double glazed window to the rear with far reaching views over the surrounding area.

SHOWER ROOM
Incorporating a three piece suite comprising pedestal wash hand basin, low flush WC, walk-in shower cubicle. Thermostatic controlled shower, built-in airing cupboard with hot water cylinder.

OUTSIDE
The property is set back from the road with a walled-in front garden with attractive ornamental gravel and well tended bedding. A block paved driveway provides off-street parking leads to the side of the house where there is additional off-street parking facility which leads to a garage, gates leading to the rear garden. The rear garden is of a reasonable size with a hard standing area (currently used as a patio), with further paved patio areas and gently tiered gardens with lawns, well tended flowerbeds, ornamental pond, and garden sheds. At the foot of the plot, in the corner, can be found a well tended vegetable patch.





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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044