Robert Ellis

*look no further. . .*

Vine Crescent
Sandiacre, Nottingham NG10 5BZ

A SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE WITH A FANTASTIC GARDEN PLOT.

**£245,000 Freehold**

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS MUCH LOVED, SPACIOUS, BRIGHT AND AIRY THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS CUL DE SAC NO-THROUGH ROAD LOCATION IN SANDIACRE.

With benefits such as gas central heating from combination boiler (fitted approximately 3 years ago), double glazing, off-street parking, detached garage and a fantastic garden plot spanning into a triangular shape to the rear.

The property is located favourably within close proximity of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland schools. There is also easy access to nearby shops, services and amenities, as well as transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property would make an ideal first time buy/young family home. We highly recommend an internal viewing.

## ENTRANCE HALL
11'5" x 6'2" (3.48 x 1.90)
uPVC panel and double glazed front entrance door, double glazed window to the front, staircase rising to the first floor, coving, telephone points, radiator, display shelf, alarm control panel. Doors to living room and kitchen.

## LIVING ROOM
13'3" x 10'11" (4.05 x 3.34)
Double glazed French doors opening out to the rear garden, double glazed window, radiator, coving, inset spotlights, inset remote controlled gas fire, media points.

## DINING ROOM
11'6" x 9'4" (3.53 x 2.86)
Double glazed window to the rear overlooking the rear garden, radiator, ample space for dining table and chairs, coving, opening through to the living room. Sliding door access back to the kitchen.

## KITCHEN
11'3" x 9'11" (3.43 x 3.03)
Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces, additional square edge and curved worktop central island, with fitted single sink and draining board, tiled splashbacks, fitted four ring gas hob, in-built eye level oven and grill, integrated dishwasher, double glazed window to the front (with fitted roller blind), coving, radiator, tiled floor. Sliding door to dining room and door back to the hallway. Useful understairs storage pantry with shelving, meters, light and window to the front (not double glazed), additional useful storage cupboard. uPVC panel and double glazed exit door to side lobby.

## SIDE LOBBY
23'7" x 10'6" reducing to 4'9" (7.20 x 3.22 reducing to 1.47)
uPVC panel and double glazed front door accessing the driveway, fitted storage units, tiled floor, double glazed windows to the side and rear, uPVC panel and double glazed exit door to the rear garden.

## WC
5'8" x 3'3" (1.75 x 1.00)
Two piece suite comprising low flush WC, wash hand basin with mixer tap. Window to the front (not double glazed), tiled floor, storage cupboard.

## UTILITY ROOM
13'11" x 5'11" (4.25 x 1.81)
Power, lighting point, windows to the front and rear (not double glazed), hot and cold water feeds, space for fridge/freezer, washing machine, tumble dryers. This would also potentially make a useful study area to the rear or just generic storage space.

## FIRST FLOOR LANDING
Double glazed window to the front, coving. Doors to all bedrooms and shower room. Boiler cupboard housing the gas fired combination boiler fitted approximately three years ago (for central heating and hot water purposes).

## BEDROOM ONE
12'9" x 11'2" (3.89 x 3.42)
Two double glazed windows to the rear overlooking the rear garden, coving, radiator, useful storage cupboard, fitted sliding door wardrobes.

## BEDROOM TWO
12'9" x 9'8" (3.89 x 2.97)
Double glazed window to the rear overlooking the rear garden, additional double glazed window to the side (with fitted Roman blind), radiator, coving, electric ceiling fan, storage cupboard.

## BEDROOM THREE
8'6" x 7'10" (2.60 x 2.41)
Double glazed window to the front, radiator. Loft access point via loft ladders to a boarded, lit and insulated loft space.

## SHOWER ROOM
6'9" x 5'6" (2.08 x 1.68)
Four piece suite comprising corner tiled and enclosed shower cubicle with mains ran shower, wash hand basin with mixer tap, bidet, push flush WC. Partial wall tiling, chrome ladder towel radiator, double glazed window to the side, wall mounted bathroom cabinet.

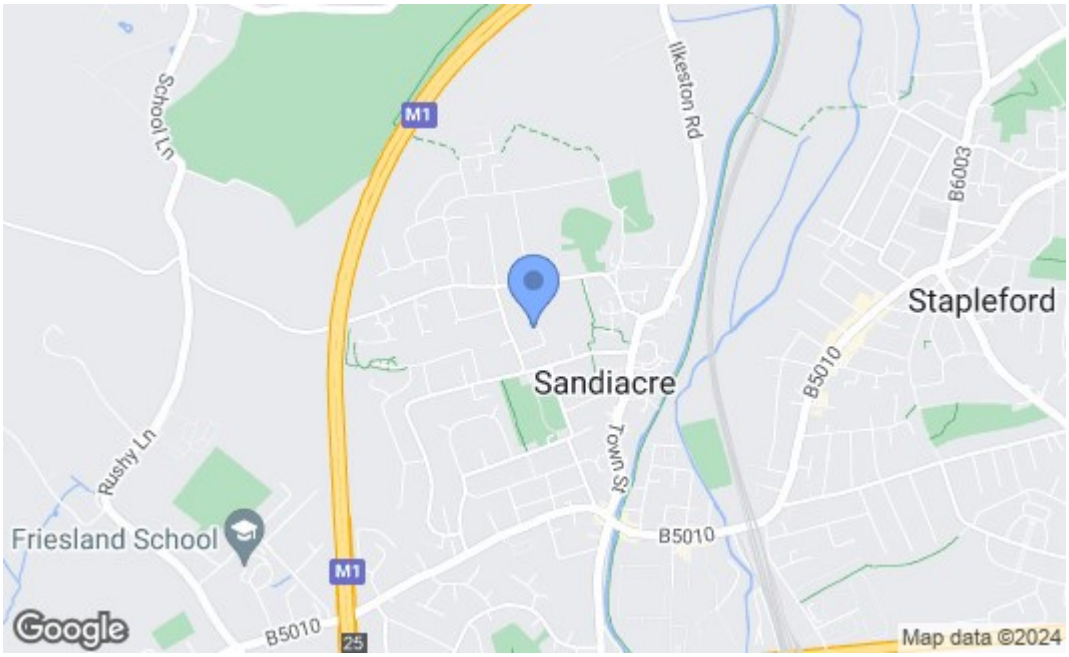
## OUTSIDE
To the front there is a gated entrance to the front driveway providing off-street parking and pathway to the front entrance door. Continuation via the driveway to the detached garage and uPVC door access within a decorative archway to the side lobby. The front also offers external lighting points.

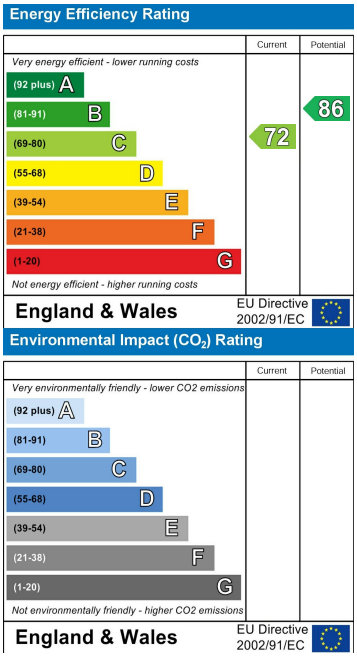
## TO THE REAR
The rear garden is of a fantastic overall size, ideal for families and ripe for further development to the property (subject to the relevant permissions and approvals). Within the garden there is an initial covered patio area ideal for entertaining or space for a hot tub, with power outlets and lighting points in this zone. This then leads on to a good size pond area with planted rockery surrounding, housing a variety of bushes, shrubs, trees and plants. The garden is then split into various lawn sections with privacy screening and planted borders, again housing a wide variety of specimen bushes, shrubs, trees and plants. The garden then opens out to a good size vegetable plot with raised beds, good size double length greenhouse, covered growing area, timber storage shed. Within the garden there is also the detached garage, various pathways and privacy screening hedges and boundary lines.

## DETACHED GARAGE
With power and lighting points, double doors to the front, personal access garage door to the side and a side window.

## DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the Sandiacre lights, continue straight over and take an immediate right just after the Co-Op onto King Edward Street. At the "T" junction, turn right and follow the bend in the road to the left, passing the front of the park. At the next "T" junction, turn left onto King Road and right at the next junction onto Spencer Avenue. Take the first right onto Vine Crescent and follow the bend in the road to the left, where the property can be found on the left hand side, identified by our For Sale board.

## AGENTS NOTE
Within the loft space there are two batteries which the current owners charge through the night and then help run and reduce the electricity costs through day for the property. This could be available by separate negotiation should the onward buyer be interested.




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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