Robert Ellis

look no further. . .

Hart Avenue

Sandiacre, Nottingham NG10 5FY

A THREE BEDROOM SEMI DETACHED HOUSE

£179,950 Freehold

0115 949 0044

/robertellisestateagent

@robertellisea

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET FOR THE FIRST TIME SINCE CONSTRUCTION A THREE BEDROOM SEMI DETACHED HOUSE, SITUATED IN AN ELEVATED POSITION, WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors comprising entrance hall, dual aspect front to back lounge, rear dining/kitchen, lobby, outhouse and utility to the ground floor. The first floor landing provides access to three bedrooms bathroom and separate w.c.

Other benefits to the property include front and rear gardens, the front offering the potential for off-street parking (subject to the relevant permissions,) gas fired central heating and double glazing.

The property itself sits 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 shopping facilities and transport links such as the A52, for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardill's roundabout.

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

ENTRANCE HALL
7'9" x 6'1" (2.37 x 1.86)
UPVC panel and double glazed front entrance door, stairs rising to the first floor, radiator, alarm control panel, meter box, telephone point and internal doors to living room and kitchen.

DUAL ASPECT LIVING ROOM
16'5" x 10'2" (5.02 x 3.11)
Double glazed windows to the front and rear, both with fitted vertical blinds, radiator, coving, three bar gas fire sat on marble hearth and media points.

DINING KITCHEN
17'0" x 10'0" (5.19 x 3.05)
Comprising a range of matching fitted base and wall storage cupboards with roll top work surfaces incorporating single sink unit and drainer with tiled splashbacks. Space for cooker, plumbing for washing machine, radiator, ample space for dining table and chairs, double glazed windows to the side and rear, the rear with fitted vertical blinds, five bar wall mounted gas fire, telephone point and understairs storage cupboard with shelving.

FIRST FLOOR LANDING
Double glazed window to the rear, doors to all bedrooms, bathroom and w.c. and airing cupboard housing hot water cylinder with shelving above.

BEDROOM 1
13'0" x 10'7" (3.97 x 3.25)
Double glazed window to the front offering far reaching views towards Sandiacre and Stapleford, radiator and over the stairs fitted storage cupboard.

BEDROOM 2
10'7" x 10'2" (3.23 x 3.12)
Double glazed window to the front, over the stairs fitted storage cupboard and radiator.

BEDROOM 3
10'1" x 6'10" (3.08 x 2.1)
Double glazed window overlooking the rear garden, radiator and loft hatch point.

BATHROOM
5'5" x 4'7" (1.67 x 1.4)
Two piece suite comprising panel bath with mixer tap and hand-held shower attachment over and wash hand basin. Tiling to walls, double glazed window to the rear with fitted roller blind, radiator and mirror fronted bathroom cabinet.

SEPARATE W.C.
5'3" x 2'6" (1.61 x 0.78)
Housing low flush w.c., double glazed window to the rear with fitted roller blind, radiator and tiling to dado height.

OUTSIDE
To the front there is an extensive lawn section with flower borders. Steps and pathway then leads to the front entrance door. The rear garden is of a good proportion with an initial lower paved patio seating area, ideal for entertaining, planted rockery garden and shaped lawn section with hedgerow and timber fencing to the boundary. There is a paved pathway leading down the left hand side of the plot providing access to a rear gate.

DIRECTIONAL NOTE
From our Stapleford branch, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction continue straight over onto Derby Road and proceed up the hill in the direction of Risley. Take a right hand turn onto Stevens Road and then take the first left onto Wood Avenue. After the bend in the road turn left onto Denton Avenue and proceed to the 'T' junction, looking straight ahead where the property can be identified on Hart Avenue.

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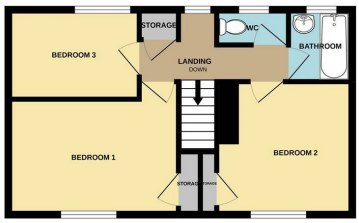
GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.9 sq.m.) approx.

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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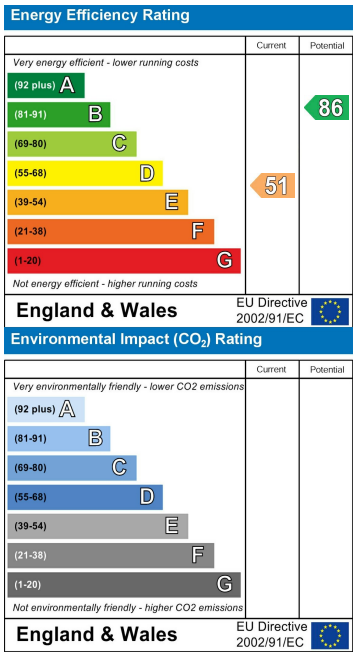

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30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044