Robert Ellis

look no further. . .

Butt Street

Sandiacre, Nottingham NG10 5JG

A TWO BEDROOM SEMI DETACHED HOUSE.

£169,950 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS WELL LOOKED AFTER TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THE HEART OF SANIDACRE.

With accommodation over two floors, the ground floor comprising living room, inner lobby, dining room, kitchen and utility room. The first floor landing then provides access to two bedrooms and a bathroom suite.

Other benefits to the property include majority uPVC double glazing, gas fired central heating from combi boiler and enclosed garden space to the rear.

As previously mentioned, the property sits in the heart of Sandiacre within easy reach of the nearby shops and amenities, including the Co-Operative food store. There is also easy access to good nearby schooling for all ages such as Ladycross, Cloudside and Friesland. For those needing to commute, there are good road transport networks nearby such as the A52 for Nottingham/Derby, the i4 bus route, Nottingham Electric Tram terminus and Junction 25 of the M1 motorway.

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

LOUNGE
11'11" x 11'11" (3.65 x 3.64)
Panel and glazed front entrance door, double glazed window to the front, picture rail, radiator, media points and fire surround incorporating four bar gas fire. Door to inner lobby.

INNER LOBBY
Opening through to the dining room and door to useful understairs storage cupboard which also houses the meters.

DINING ROOM
12'5" x 11'11" (3.81 x 3.65)
Door with staircase rising to the first floor, radiator, picture rail, Adam-style fire surround incorporating a coal fire, telephone point, double glazed window to the rear and door to the kitchen.

KITCHEN
8'11" x 7'4" (2.73 x 2.25)
The kitchen comprises a contrasting range of fitted base and wall storage cupboards with roll top work surfaces, space for cooker, counter level sink and draining board, radiator, double glazed window to the side, composite and double glazed exit door to the garden and archway to utility room.

UTILITY ROOM
6'5" x 4'9" (1.97 x 1.47)
Double glazed window to the side, roll top work surface space with plumbing underneath for washing machine, space for fridge/freezer, part tiled walls and fixed shelving.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom, radiator and coving.

BEDROOM ONE
12'1" x 11'11" (3.69 x 3.65)
Double glazed window to the front, radiator, coving and two double fitted wardrobes with matching overhead double storage cupboards.

BEDROOM TWO
13'0" x 8'11" (3.98 x 2.72)
Double glazed window to the rear, radiator and use overstairs fitted storage cupboard with shelving, coat pegs and hanging rail. Loft access point.

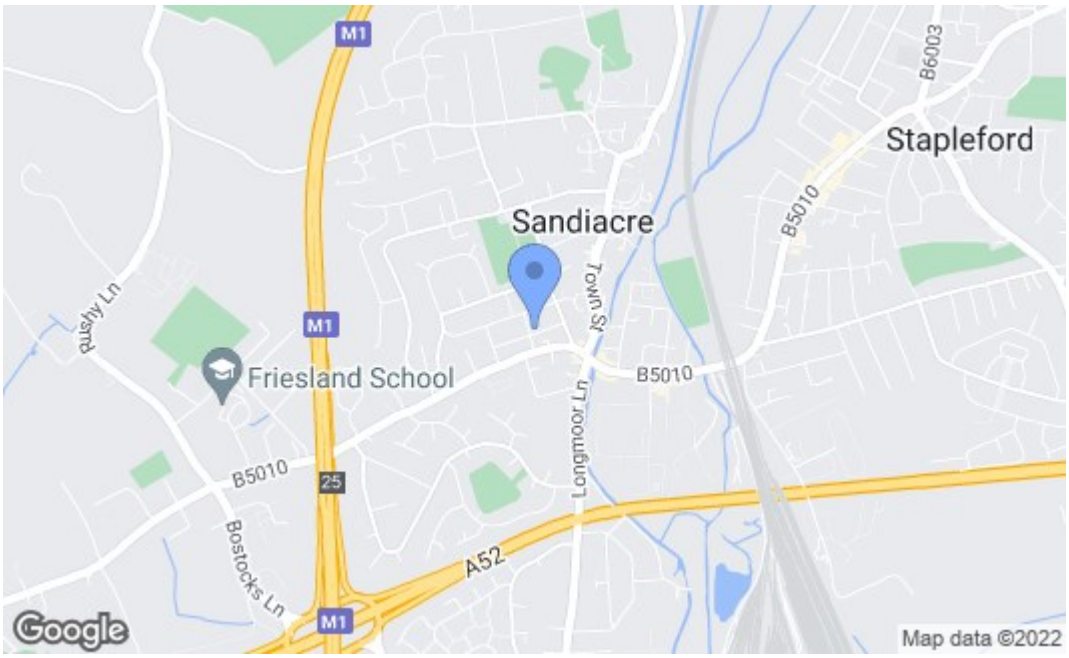
BATHROOM
9'0" x 7'5" (2.76 x 2.27)
Three piece suite comprising bath with Mira electric shower over, low flush WC and wash hand basin with tile splashbacks. Radiator, wall shelving, double glazed window to the rear, boiler cupboard housing the gas fired boiler (for central heating and hot water purposes).

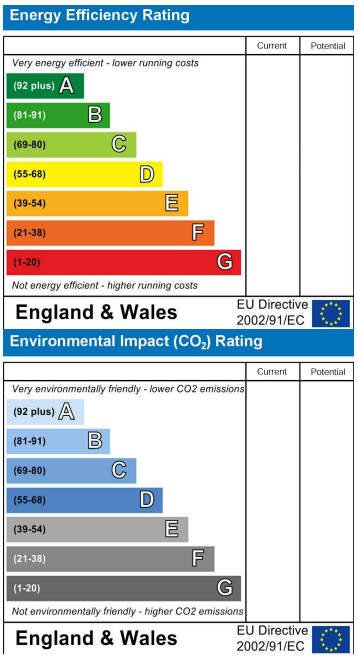
OUTSIDE
To the front of the property there is a dwarf brick boundary wall offering screening from the pavement side, front garden and pedestrian gated entrance and pathway to the front entrance door.

REAR GARDEN
You are initially greeted via the kitchen door to a courtyard style garden (ideal for entertaining), there is also a pedestrian gated access (leading back around to the front), outside water tap and external WC. A further gate to the rear part of the garden which is split into various sections with raised and planted flowerbeds housing a variety of mature and specimen bushes and shrubbery, central paved patio walking area. Within this rear part of the garden there is also a timber storage shed.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, head in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction, continue straight over onto Derby Road, Sandiacre, before taking a right hand turn just after the Co-Operative food store onto King Edward Street. Take the first left onto Butt Street and the property can then be found on the right hand side identified by our For Sale board.

Ref: 7676NH





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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