Robert Ellis

look no further. . .

York Avenue

Sandiacre, Nottingham NG10 5HA

A HANDSOME THREE DOUBLE BEDROOM BAY FRONTED SEMI DETACHED HOUSE.

Offers Over £290,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND RENOVATED BAY FRONTED THREE DOUBLE BEDROOM EDWARDIAN SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors comprising bay fronted living room, middle lobby, dining room, kitchen, rear lobby and WC to the ground floor. The first floor landing then provides access to three double bedrooms and a modern white three piece shower room.

Other benefits to the property include gated off-street parking in turn leading to a single garage, gas central heating from combi boiler, double glazing with fitted window shutters and a generous outside entertaining garden space split into various useable sections.

The property sits favourably within this popular location within easy reach of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland schools. There is also easy access to the nearby shops and services within the towns of Stapleford and Long Eaton, and for those needing to commute there are good road networks nearby including 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 or young family home and we highly recommend an internal viewing.

LOUNGE
13'7" x 13'2" (4.15 x 4.02)
Composite and double glazed front entrance door with decorative double glazed top panel, uPVC double glazed front windows with fitted window shutters, radiator with display cabinet, laminate flooring, coving, wall light points, media points, decorative mantlepiece, and door to middle lobby.

MIDDLE LOBBY
With open access to the dining room and useful understairs storage cupboard, laminate flooring.

DINING ROOM
13'6" x 12'0" (4.13 x 3.68)
Door with staircase rising to the first floor, radiator with display cabinet, double glazed French doors opening out to the rear courtyard, double glazed window to the side, laminate flooring and door to kitchen.

KITCHEN
17'2" x 7'5" (5.24 x 2.28)
Re-fitted in recent times comprising a matching range of fitted base and wall storage cupboards with solid butcher block square edge work surfacing incorporating double bowl Belfast sink with central swan-neck mixer tap, five ring gas burner with curved extractor fan over and multi compartment oven beneath, integrated dishwasher, fridge and freezer, plumbing for washing machine, double glazed window to the side, spotlights, glass fronted crockery cupboards, open display shelving, radiator and opening through to rear lobby.

REAR LOBBY
6'1" x 5'1" (1.86 x 1.56)
Double glazed French doors opening out to the rear decking, double glazed window to the side, matching to the kitchen flooring, and door to WC.

WC
4'9" x 3'1" (1.46 x 0.96)
Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and storage cupboard beneath, spotlight, matching to the kitchen flooring, and wall hung chrome heated ladder towel radiator.

FIRST FLOOR LANDING
Doors to all three double bedrooms and bathroom, radiator and loft access point to a lit and insulated loft space.

BEDROOM ONE
13'6" x 11'6" (4.14 x 3.51)
Two double glazed windows to the front both with fitted blinds, radiator, coving and useful overstairs storage cupboard.

BEDROOM TWO
12'1" x 10'5" (3.69 x 3.19)
Double glazed window to the rear with fitted roller blind overlooking the rear garden, radiator, coving and boiler cupboard housing the gas fired central heating combination boiler.

MIDDLE LANDING
With doors to bedroom three and shower room.

BEDROOM THREE
10'8" x 8'0" (3.26 x 2.44)
Double glazed picture window to the rear making the most of the views over the rear garden and radiator.

SHOWER ROOM
8'4" x 4'9" (2.55 x 1.45)
White three piece suite comprising corner shower cubicle with Mira electric shower, wash hand basin and push flush WC. Partial wall tiling, double glazed window to the side with fitted roller blind, wall mounted mirror fronted bathroom cabinet, extractor fan and wall hung ladder towel radiator.

OUTSIDE
To the front of the property there is pedestrian gated access the driveway providing off-street parking and in turn leads to the front door. The front also offers a dwarf brick boundary wall and planted rockery gardens housing a variety of mature bushes and shrubbery whilst also providing access to the garage.

REAR GARDEN
Split into various sections incorporating a decked entertaining space accessed directly from the French doors beyond the kitchen. This then leads to the courtyard style garden, planted and well arranged offering a secluded seating area, private garden space which in turn leads around to an area housing a timber storage shed and personal access into the back of the garage. The main and rear parts of the garden are split offering a generous lawn with raised and planted flowerbeds housing a variety of mature bushes and shrubbery. Gated pedestrian access then leads to the rear part of the garden which could be used in a variety of different ways which is well screened and planted with a timber storage shed towards the foot of the plot and would make an ideal vegetable plot or area for a garden cabin or home office (if required). The garden also boasts external lighting points and a water tap, and is enclosed predominantly by timber fencing to the boundary lines.

GARAGE
Up and over door accessed from the front, personal access from the rear, power and lighting points.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre crossing the bridge onto Station Road. At the traffic light junction, continue straight along on Derby Road, Sandiacre and proceed up the hill in the direction of Risley. Look for and take an eventual left hand turn just prior to the motorway bridge onto York Avenue and the property can then be found on the right hand side identified by our For Sale board.

Ref. 7625NH

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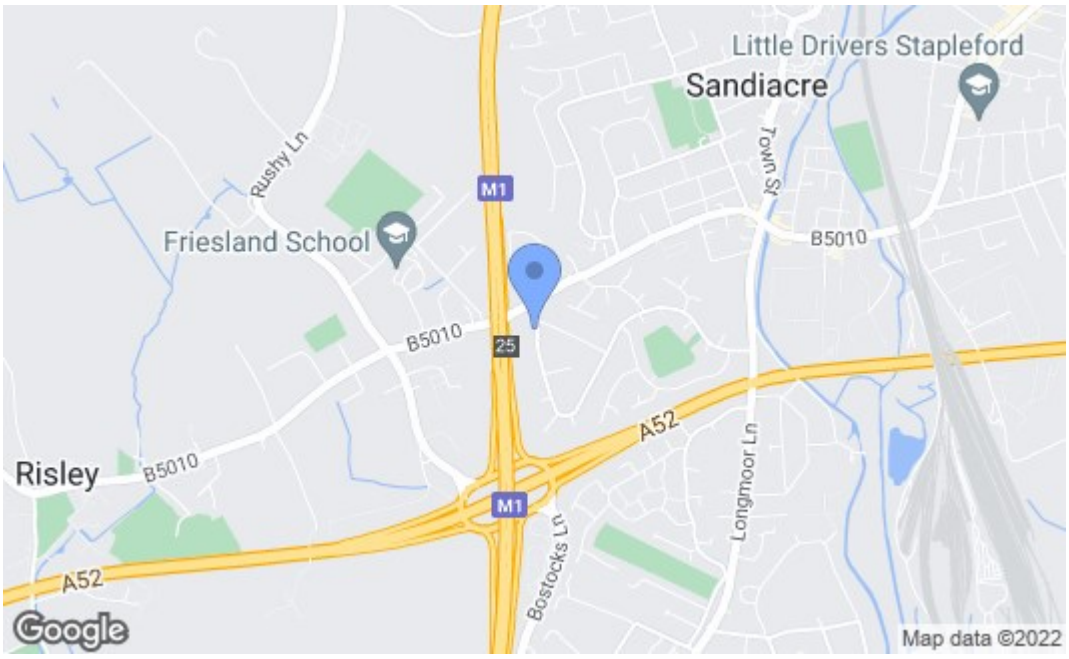

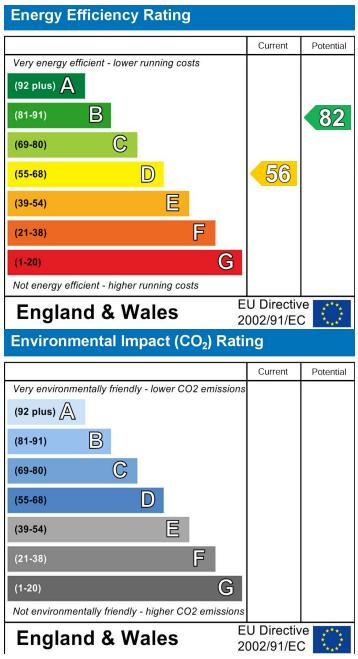

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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