Robert Ellis

look no further. . .

Beech Avenue
Sandiacre, Nottingham NG10 5EH

AN EXTREMELY WELL PRESENTED AND MAINTAINED EXTENDED TO THE GROUND FLOOR THREE BEDROOM DETACHED FAMILY HOUSE.

Offers Over £325,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND LOOKED AFTER, EXTENDED TO THE GROUND FLOOR, THREE BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises spacious entrance porch to entrance hallway, bay fronted living room, dining room, sitting room and kitchen. The first floor landing then provides access to three bedrooms and a modern bathroom suite.

The property also benefits from gas fired central heating, double glazing, ample off-street parking to the front and a generous and established garden to the rear.

The property is located in this popular and established residential location within easy reach of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland schools. There is also easy access to nearby countryside and Stoney Clouds Natural Reserve, as well as good transport networks 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 long term or young family home and would highly encourage and internal viewing for this ready to move into property.

PORCH
5'11" x 2'7" (1.81 x 0.80)
uPVC panel and double glazed front entrance door set within a decorative front archway with double glazed windows surrounding the door, a further uPVC panel and double glazed inner door with double glazed windows to either side of the door into the hallway.

ENTRANCE HALL
12'8" x 6'2" (3.88 x 1.90)
Staircase rising to the first floor, Karndean flooring, coving, radiator, useful understairs storage cupboard, meter cupboard and doors to living room, dining room and kitchen.

LIVING ROOM
13'11"x 10'8" (4.26x 3.27)
Double glazed bay window to the front with individually fitted Roman blinds, radiator, media points, decorative coving and ceiling rose, feature Adam-style fire surround with tile hearth.

DINING ROOM
11'10" x 10'9" (3.62 x 3.29)
Matching to the hallway Karndean flooring, decorative coving, radiator, Adam-style fire surround with tile insert and hearth housing gas fire and accompanying back boiler, opening through to the sitting area.

SITTING AREA
10'0" x 5'10" (3.07 x 1.80)
Matching to the dining room Karndean flooring, uPVC double glazed French doors opening out to the rear garden with inset Perfect Fit fitted blinds, double glazed window to the rear with (fitted roller blind), radiator, coving and opening through to the kitchen and back through to the dining room.

KITCHEN
14'11" x 6'9" (4.55 x 2.07)
Equipped with a contrasting range of fitted base and wall storage cupboards with roll top work surfaces with inset counter-level one and a half bowl sink unit with draining board and mixer tap, fitted counter-level four ring gas hob with Neff extractor fan over and Smeg oven beneath, plumbing for washing machine, space for full height fridge/freezer, double glazed window to the side (with fitted roller blind), plinth heater, under-cabinet lighting, matching to the sitting area Karndean flooring, and decorative coving.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Double glazed window to the side, feature decorative open spindle balustrade and coving.

BEDROOM ONE
12'0" x 8'10" to wardrobe x 10'11" onto wardrobe (3.66 x 2.70 to wardrobe x 3.35 onto wardrobe)
Double glazed window to the rear (overlooking the rear garden) (with fitted Roman blind), radiator, coving and fully fitted to one wall range of wardrobes.

BEDROOM TWO
12'1" x 10'11" (3.70 x 3.33)
Double glazed window to the front (with fitted Roman blind), coving, radiator, fitted wardrobes and loft access point to a majority boarded loft space with lighting and insulation via wooden pulldown loft ladders.

BEDROOM THREE
7'2" x 5'10" (2.20 x 1.80)
Double glazed window to the front (with fitted Roman blinds), radiator and coving.

BATHROOM
7'11" x 7'1" (2.43 x 2.18)
A modern white three piece suite comprising panel bath with Mira Sport electric shower over, wash hand basin with mixer tap and double storage cabinets beneath, push flush WC. Double glazed windows to the side and rear, wall mounted mirror fronted bathroom cabinets, wall mounted shaver point, spot lights, extractor fan, coving and radiator.

OUTSIDE
To the front of the property there is a tarmac side-by-side driveway providing off-street parking comfortably for three cars with decorative block paved edging strips, access to the front door and side access leading down to the garage and rear garden.

REAR GARDEN
The rear garden is of a good proportion being well established incorporating a vast array of mature bushes, shrubs, trees and plants. There are separate decking and block paved patio seating areas (ideal for entertaining) with covered pergolas and a rear barbeque area. Raised and planted flowerbeds. To the rear of the plot there is a pitched roof timber storage shed with power and lighting capabilities. Externally, to the garden, there are external lighting points and a cold feed water tap.

DETACHED GARAGE
With twin open doors to the front, power and lighting.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed over the bridge into Sandiacre onto Station Road. At the traffic light junction, turn right onto Town Street and proceed parallel with the canal. At the bend in the road, veer left onto Church Street and follow the bend into the road around onto Stanton Road. Look for and take a right hand turn onto Beech Avenue, where the property can then be found on the left hand side.

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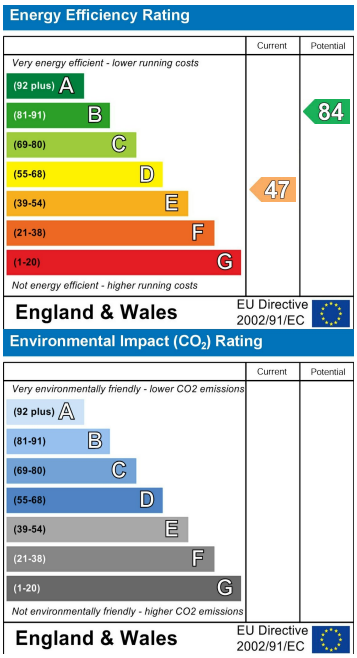

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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