



Sycamore Crescent  
Sandiacre, Nottingham NG10 5EX

**£197,500 Freehold**

A TRADITIONAL THREE BEDROOM SEMI  
DETACHED HOUSE



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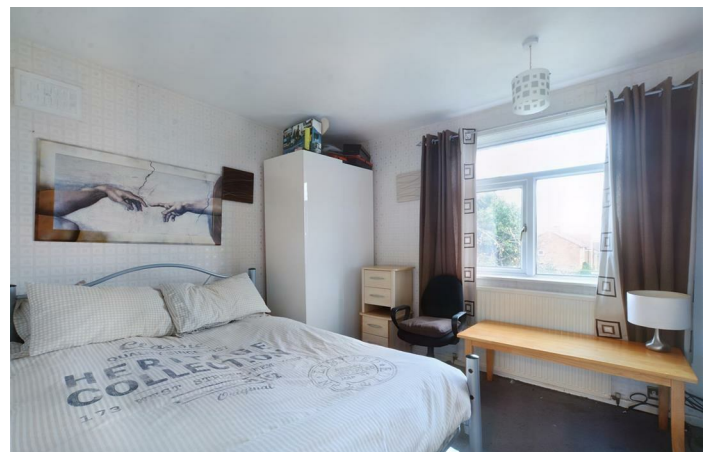
Robert Ellis are delighted to welcome to the market this traditional three bedroom semi detached house situated within this favoured and established residential location.

With accommodation over two floors comprising of an entrance hall, front to back living room, breakfast kitchen and utility room to the ground floor. The first floor landing then provides access to three bedrooms and a bathroom suite.

Other benefits to the property include an elevated driveway to the front, generous garden space to the rear, gas central heating and double glazing.

The property itself is situated within this extremely favoured 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 transport links such as the A52 for Nottingham and Derby, the M1 J25 motorway and the Nottingham Electric Tram terminus situated at Bardill's roundabout. There is also easy access to a good array of outdoor space including the local play park, Stoney Clouds and the Erewash Canal.

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



### Entrance Hall

9'5" x 6'3" approx (2.89m x 1.92m approx)

UPVC double panel and double glazed front entrance door, turning staircase to first floor with decorative balustrade, useful downstairs storage space, two radiators, media points and doors to lounge and breakfast kitchen.

### Breakfast Kitchen

15'9" reducing to 13'9" x 9'11" approx (4.82m reducing to 4.21m x 3.04m approx)

The kitchen area comprises of a range of matching fitted wall and base storage cupboards with roll edged work surface incorporating counter level inset single sink and drainer with swan neck mixer tap, fitted counter level five ring gas hob, in-built eye level oven and grill, display shelving, matching breakfast bar with space for bar stools to the counter top, double glazed windows to the side and rear, both with fitted blinds, wall mounted gas central heating boiler, space for a fridge freezer and opening to:

### Utility Area

6'0" x 3'0" approx (1.84m x 0.93m approx)

With plumbing for a washing machine and space for additional storage.

### Lounge

19'10" x 10'11" approx (6.07m x 3.33m approx)

Dual aspect front to back lounge having a double glazed window to the front with fitted blinds, double glazed window to the rear with fitted blinds, decorative beamed ceiling, picture rail, radiator, media points, wall light points and feature fire surround incorporating coal effect fire.

### First Floor Landing

Double glazed window to the front, doors to all bedrooms and bathroom and airing cupboard.

### Bedroom 1

12'5" x 11'0" approx (3.8m x 3.36m approx)

Double glazed window to the rear overlooking the garden and beyond, over the roof tops of Sandiacre and Church Spire. A range of fitted bedroom furniture including bedside his and her wardrobes with matching overhead cupboards, radiator and media points.

### Bedroom 2

12'2" x 10'0" approx (3.72m x 3.06m approx)

Double glazed window to the rear, also overlooking the rear garden, and radiator. Fitted wardrobe space with hanging rail, shelving and storage cupboard above.

### Bedroom 3

10'10" x 6'9" approx (3.32m x 2.07m approx)

Double glazed window to the front, laminate flooring and radiator.

### Bathroom

9'2" x 5'6" approx (2.8m x 1.7m approx)

Four piece suite comprising of a separate tiled and enclosed corner shower cubicle with Aquatron electric shower, panelled bath, wash hand basin and push flush w.c. Two double glazed windows to the side, inset ceiling spotlights, radiator and loft access point.

### Outside

To the front of the property there is an initial elevated driveway space providing off street parking accessed via a lowered kerb entry from the roadside. There is a front tiered garden with three lawned sections, raised by rockery stones with planted flower borders to one side whilst also housing a variety of mature bushes, shrubs and plants. Stepped access to the front entrance door and pedestrian gated access leading down the left hand side of the property to the rear garden. Down the left hand side there is a UPVC panel and double glazed door leading through to the kitchen, outside water tap and open access to the rear garden.

The rear garden is around 80-90' long and has an established central lawned section with planted borders housing a variety of mature bushes, shrubs and trees and plants. There is a paved pathway leading down the left hand side of the garden which leads to a paved patio seating area, ideal for entertaining, beyond which there is a potential vegetable patch and a slate decorative garden bed.

### Directions

From our Stapleford branch on Derby Road proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction turn right onto town Street and proceed parallel with the canal as is heading in the direction of Stanton by Dale. At the bend in the road with Lenton Street turn left onto Church Street and follow the road round to the right passing the pub and via to the left onto Stanton Road. Proceed past the entrance to the football ground and scout hut and proceed in the direction of the motorway bridge. Take an eventual right hand turn onto Coronation Avenue and take the first left onto Sycamore Crescent. Follow the bend round to the right and the property can be found on the right as identified by our for sale board.

### Council Tax

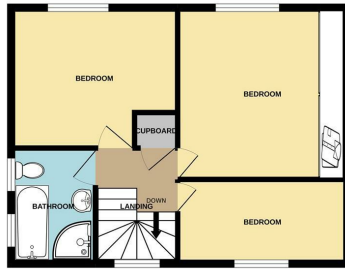
Erewash Borough Council Band A



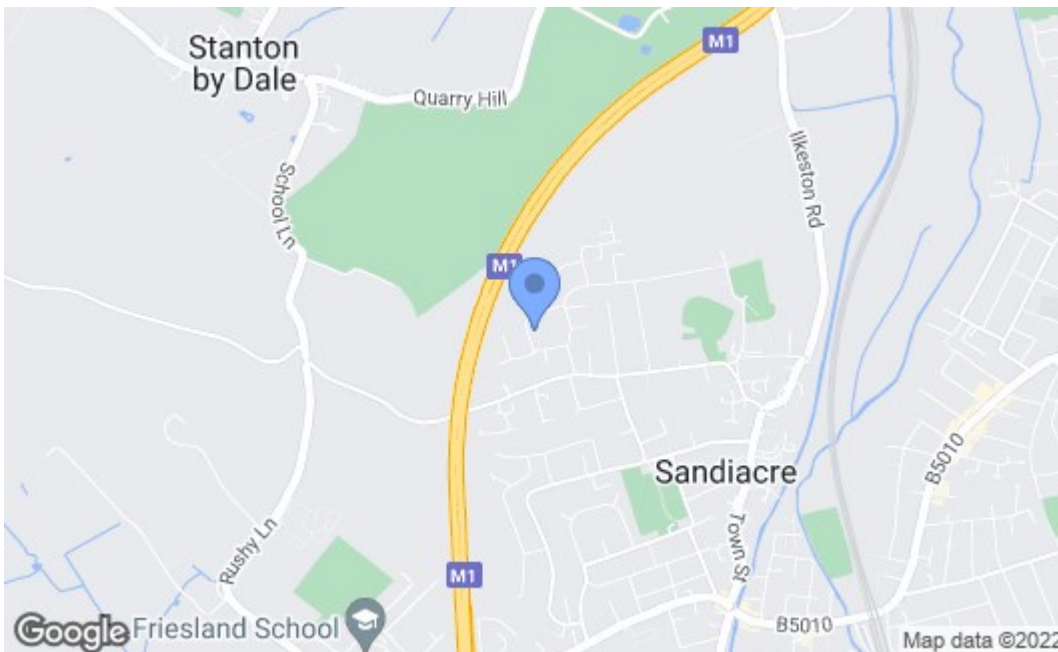
GROUND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 897 sq.ft. (83.3 sq.m.) approx.  
While 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 for any prospective purchase. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		60	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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