Robert Ellis

look no further. . .

Hollingworth Avenue
Sandiacre, Nottingham NG10 5LY

AN EXTENDED THREE BEDROOM
DETACHED HOUSE.

£350,000 Freehold

We are pleased to offer for sale this extended three bedroom detached house offering a modern, stylish interior ready for immediate occupation.

Already extended, the current owner/occupiers have significantly improved and re-modelled the property with features including a stylish, fully fitted breakfast kitchen which opens through into a family room, combined offering a great flow of social space. There is also a separate living room with a wood burner to relax in.

Further features of this property include a useful cloaks/WC, contemporary family bathroom and shower facilities to the master and second bedrooms. With central heating from a gas combination boiler and double glazed throughout.

Situated in a no-through road in this popular and established residential suburb, backing onto playing fields. Conveniently situated for both families and commuters alike as schools for all ages are within easy reach as is a regular bus service. The A52 and Junction 25 of the M1 motorway are around 5 minutes drive away and the nearby town of Long Eaton offers a variety of national and independent retailers, and train station with direct access to London's St Pancras.

A driveway provides off-street parking and leads to a single garage. The rear gardens offer a private courtyard style feel. Internal viewing is recommended.

ENTRANCE HALL
Front entrance door, radiator, stairs to the first floor, large understairs store cupboard. Engineered oak flooring which continues through to the kitchen and family room.

CLOAKS/WC
Incorporating a two piece suite comprising wash hand basin and low flush WC, radiator and double glazed window.

LOUNGE
14'5" x 10'2" (4.41 x 3.12)
Inset log burner, radiator, contemporary fitted shelving, double glazed window to the front with feature made to measure wooden slat blinds

KITCHEN
13'11" x 8'7" (4.25 x 2.62)
Incorporating a modern and stylish range of wall, base and drawers units with work surfacing and inset single bowl sink unit with single drainer with Boiling Hot mixer tap. Built-in electric oven, hob and extractor hood over. space for slimline dishwasher. Double glazed window to the side and double glazed French doors to the rear. The kitchen opens through to the family room where there is a continuation of the kitchen units to one wall which also houses a full height larder fridge and separate freezer and an under counter wine cooler.

FAMILY ROOM
17'6" x 10'4" at widest point (5.34 x 3.16 at widest point)
A versatile social space with wood flooring, radiator, double glazed window and French doors open to the rear garden.

FIRST FLOOR LANDING

BEDROOM ONE
10'2" x 19'3" reducing to 10'2" (3.12 x 5.89 reducing to 3.12)
Recess with walk-in shower cubicle, two radiators, double glazed windows to the front with feature made to measure wooden slat blinds

BEDROOM TWO
10'10" reducing to 7'9" x 10'3" less wardrobes (3.31 reducing to 2.38 x 3.13 less wardrobes)
Built-in wardrobes, TV point, radiator, double glazed window to the rear and door to shower room with shower cubicle having ceiling mounted waterfall shower head and separate handheld shower, recessed lighting, tile splashbacks, heated towel rail.

BEDROOM THREE
8'7" x 7'10" reducing to 5'5" (2.64 x 2.39 reducing to 1.66)
Fitted wardrobe. Radiator, double glazed window to the rear.

FAMILY BATHROOM
Incorporating a three piece suite comprising wash hand basin, low flush WC and panel bath with contemporary pelmet and spot lights over. Partially tiled walls, heated towel rail, double glazed window.

OUTSIDE
Partially enclosed front garden laid to lawn flanked with beds. Block paved driveway/car standing with parking for at least two vehicles which in turn leads to the side driveway gated with access to the detached garage. The rear garden has been landscaped with ease of maintenance in mind and offers a courtyard style garden with paved pathways and seating areas, decking, gravel beds.

GARAGE
17'4" x 8'9" (5.3 x 2.67)
Sectional concrete construction with light, power, up and over door the front and personal door to the side.

DIRECTIONS
From the A52/Junction 25 of the M1 motorway, proceed towards Sandiacre/Long Eaton on Bostocks Lane. At the mini traffic island turn left on the B6002 Longmoor Road, follow the road along, turning left onto Springfield Avenue. Turn almost immediately right onto Sandringham Road and take the second left onto Hollingworth Avenue, where the property can be found on the right hand side.

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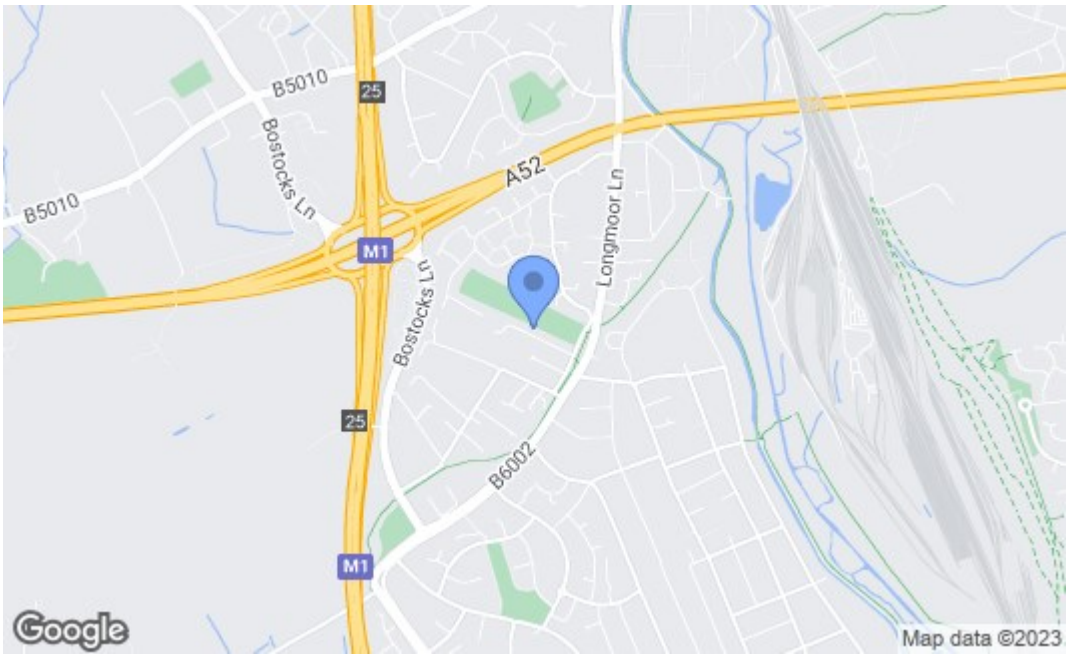

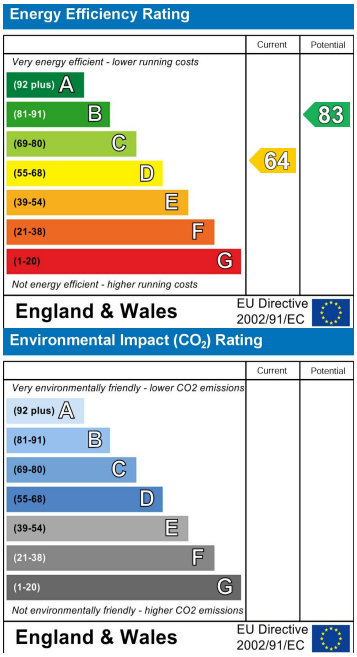

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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