



**Smedleys Avenue**  
**Sandiacre, Nottingham NG10 5JA**

**£208,000 Freehold**

AN EXTREMELY WELL PRESENTED THREE  
BEDROOM SEMI DETACHED HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND WELL LOOKED AFTER SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL NO THROUGH ROAD CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises living room, dining room and kitchen. The first floor landing provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing and enclosed garden space to the rear, with useful outbuilding, shed and WC.

The property is located in this residential no through road cul de sac within easy access of excellent nearby schooling for all ages. For those needing to commute, there are also great transport links on the doorstep, such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus at Bardills roundabout and the i4 bus service.

There is also easy access to ample outdoor countryside and nearby walks, as well as shops, services and amenities in the town centre and also neighbouring towns of Stapleford and Long Eaton.

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



## ENTRANCE PORCH

uPVC panel and double glazed front entrance door.

## LIVING ROOM

14'7" x 11'11" (4.47 x 3.65)

Double glazed window to the front and side (with fitted blinds), wall light points, media points, panel entrance door from the lobby, coving, dado rail, radiator. Central chimney breast with tiled hearth incorporating a coal effect fire.

## DINING/SITTING ROOM

12'1" x 11'10" (3.70 x 3.63)

Double glazed window to the rear (with fitted blinds), radiator, coving, panel and glazed door linking to the staircase lobby, storage cupboard, central chimney breast incorporating a tiled hearth with coal effect fire.

## STAIRCASE LOBBY

Double glazed window to the side (with fitted Roman blinds), telephone point, staircase rising to the first floor.

## KITCHEN

10'8" x 7'3" (3.26 x 2.23)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite style roll top work surfaces incorporating single sink and draining board with central swan-neck mixer tap. Contrasting tiling to the walls, fitted AEG four ring induction hob with extractor over and double oven beneath. In-built fridge/freezer and dishwasher, freestanding plumbing space for the washing machine, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), double glazed window to the side (with fitted blinds), radiator, uPVC panel and double glazed exit door to the outside.

## FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Radiator, decorative dado rail. Loft access to a partially boarded, lit and insulated loft space.

## BEDROOM ONE

12'0" x 11'5" (3.66 x 3.50)

Two double glazed windows to the front (with fitted blinds), radiator, coving, decorative dado rail, ornate display fireplace in the chimney breast, useful storage cupboard.

## BEDROOM TWO

10'10" x 7'0" (3.32 x 2.15)

Double glazed window to the rear (with fitted roller blind) overlooking the rear garden, radiator, coving.

## BEDROOM THREE

8'11" x 7'7" (2.72 x 2.32)

Double glazed window to the side (with fitted roller blind), radiator, coving.



## BATHROOM

8'11" x 4'5" (2.72 x 1.37)

Modern white three piece suite comprising tiled-in bath with mixer tap and mains shower, wash hand basin with swan-neck style mixer tap, push flush WC. Tiling to the walls, double glazed window to the side (with fitted blinds), radiator, coving, two wall mounted bathroom mirrors.

## OUTSIDE

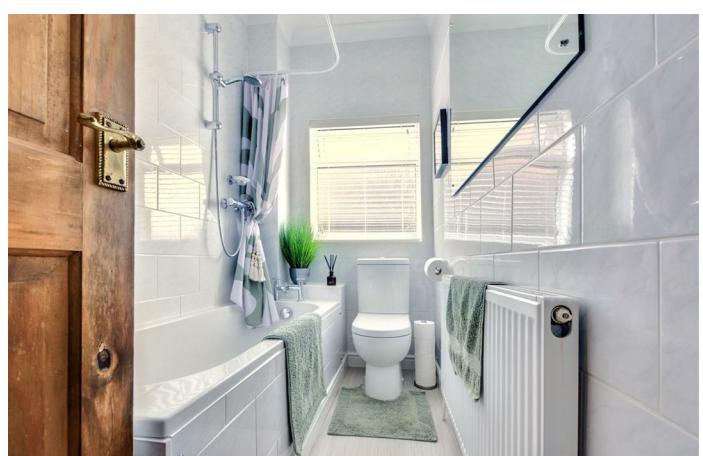
To the front of the property there is a small front garden with dwarf brick boundary wall and pathways which link through to the front entrance door and down the right hand side of the property beyond a pedestrian gate. To the front, side and rear there are external lighting points and further down the pathway to the right is a second pedestrian gate offering privacy and access into the rear garden.

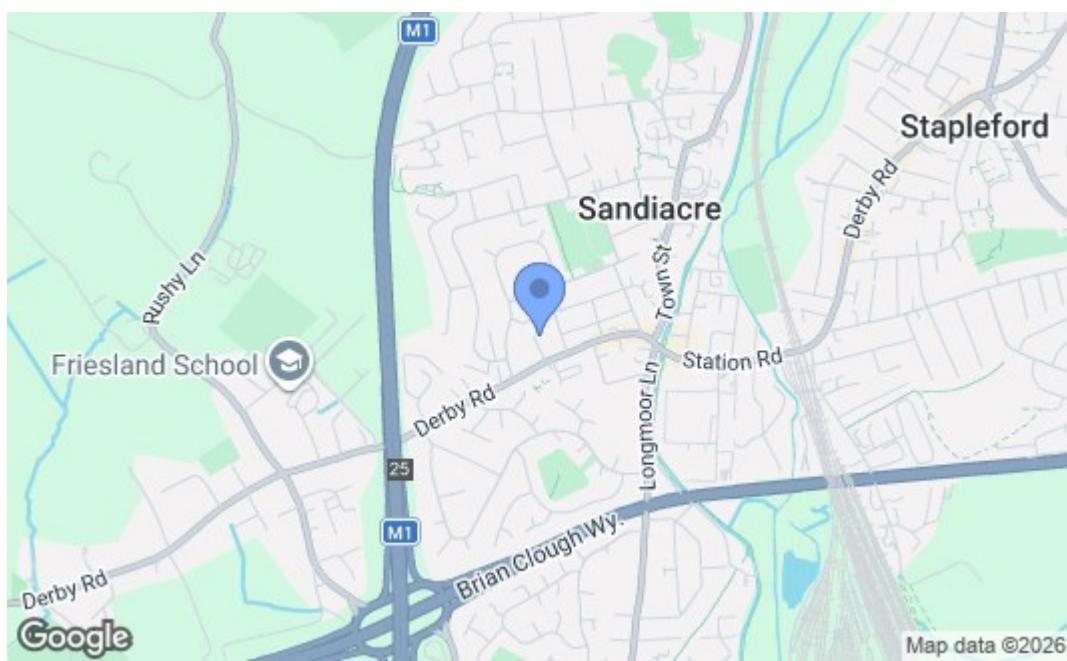
## TO THE REAR

The rear garden is an initial courtyard-style patio seating area (ideal for entertaining), decorative slate and bark chippings to the flowerbeds which house a variety of bushes and shrubbery. There is a uPVC panel and double glazed side door linking into the kitchen, an external water tap and access to the outside store with power, lighting and gas meter, useful external WC. Beyond is a useful timber storage shed sat on a raised patio base and access to the rear part of the garden which has a continuation of the pathway leading to the foot of the plot leading past an artificial garden lawn with planted flowerbeds and borders housing a variety of bushes, shrubs, trees and plants. To the foot of the plot there is a further decked entertaining space screened and enclosed by timber fencing and hedgerows to the boundary line. To the foot of the plot there is an area which is currently being used to house a dog kennel with decorative gravel stone chippings sat on a patio base, also being enclosed by timber fencing to the boundary lines. Within the garden there is an external water tap and to the rear, further lighting points.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the Sandiacre traffic junction, continue straight over onto Derby Road and proceed up the hill in the direction of Risley. Look for an eventual right hand turn onto Smedleys Avenue and the property can be found on the right hand side, identified by our For Sale board.





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, fixture or fitting has been tested.