Robert Ellis

look no further. . .

Maple Avenue
Sandiacre, Nottingham NG10 5EF

AN INDIVIDUALLY DESIGNED AND BUILT CIRCA 2010 SPLIT LEVEL TWO/THREE BEDROOM DETACHED PROPERTY.

£350,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS INDIVIDUALLY DESIGNED AND CONSTRUCTED CIRCA 2010 SPLIT LEVEL TWO/THREE BEDROOM, PLUS STUDY, DETACHED PROPERTY SITUATED IN THIS POPULAR AND SOUGHT AFTER RESIDENTIAL LOCATION.

From front facing facade, the property differs to the rear, incorporating a lower ground floor offering accommodation then over two floors which comprises the main entrance hallway leading to the first floor bedroom, bathroom and open plan kitchen diner. From this first floor location, there is access to the garage space. A turning staircase then drops down from the hallway to the lower hall, which then offers access to a further bedroom and bathroom facility, study space and lounge with French doors opening out to the rear garden.

The property also benefits from gas fired central heating from a combination boiler system, ample off-street parking to the front and a generous garden space to the rear.

The location of the property provides easy access to the local nearby amenities, schooling for all ages such as Ladycross, Cloudside and Friesland Schools, and for those needing to commute there is easy access to good road networks such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

This really is a prime example of not judging a book by it's cover from the front elevation and is well worth an internal viewing to fully appreciate the aspects of the property.

AGENTS NOTE
Some garden images used in the listing have been supplied by the owner during the Summer last year.

ENTRANCE HALLWAY
16'2" x 12'4" (4.93 x 3.76)
Composite and double glazed front entrance door, alarm control panel, radiator, laminate flooring, spotlights, loft access point with pulldown loft ladder to a partially boarded, lit and insulated loft space, decorative oak spindle balustrade with turning staircase dropping down to the lower floor, spotlights and doors to kitchen diner, bedroom, bathroom and into the garage.

KITCHEN DINER
23'1" x 9'3" (7.04 x 2.83)
The kitchen comprises a matching range of handleless wall and base storage cupboards with square edge work surfacing incorporating one and a half bowl sink unit with draining board and mixer tap. Tile splashbacks, fitted counter-level four ring induction hob with double oven beneath and Samsung extractor fan over, space for full height fridge/freezer, plumbing for washing machine, double glazed windows to the front and the side (the front with fitted roller blind and the side with slated blind), radiator, matching to the hallway laminate flooring, spotlights to one half, double glazed French doors to the rear opening out to a Julliette style balcony.

FIRST FLOOR BEDROOM
12'10" x 12'6" (3.93 x 3.83)
Double glazed window to the rear (overlooking the rear garden and views beyond), radiator, spotlight and media points.

FIRST FLOOR BATHROOM
6'5" x 6'2" (1.98 x 1.88)
Modern white three piece suite comprising bath with dual attachment mains shower over, mixer tap and glass shower screen, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Partial wall tiling, tiling to the floors, wall mounted mirror fronted LED bathroom mirror with inset shaver point, double glazed window to the front (with fitted blinds), wall mounted ladder towel radiator, spotlights and extractor fan.

HALF LANDING
Double glazed window to the rear (overlooking the rear garden) and further stairs dropping down to the lower hallway.

LOWER HALLWAY
14'4" x 7'11" (4.39 x 2.43)
Matching doors and architraves, entrance points to the lower bedroom, study and living space. Turning staircase with decorative spindle balustrade rising back to the first floor, radiator, spotlights and laminate flooring.

GROUND FLOOR BEDROOM
12'6" x 12'7" (3.83 x 3.84)
Double glazed window to the rear, radiator, laminate flooring and door to en-suite.

EN-SUITE SHOWER ROOM
9'7" x 6'3" (2.93 x 1.92)
Incorporating a modern white three piece suite with tiled enclosed shower cubicle with sliding glass door and mains shower attachment over, push flush WC and wash hand basin with waterfall style mixer tap and storage cabinets beneath. Partial wall tiling, tiling to the floors, double glazed window to the rear, extractor fan and wall mounted mirror fronted bathroom cabinet.

STUDY
7'10" x 4'9" (2.39 x 1.45)
Double glazed window to the rear, mains power and lighting points, laminate flooring.

LIVING SPACE
23'1" x 9'10" (7.04 x 3.01)
Double glazed French doors to the rear opening out to the rear garden, matching to the hallway laminate flooring, double glazed window to the side (with fitted blinds), spotlights to the ceiling, additional double glazed window to the front (with fitted blinds), and radiator.

OUTSIDE
To the front of the property there is a decorative dwarf brick wall to the boundary line offering screening from the road side, which in turn leads to a tarmac driveway providing off-street parking for several vehicles and in turn providing access into the garage via the electrically operated garage door. Access to the lower storage area which sits directly underneath the garage space and pedestrian access around to the side.

REAR GARDEN
The rear garden is of a good depth and proportion and is well established with a variety of specimen bushes, shrubs, trees and plants. The boundary lines are enclosed by timber fencing. There is an ornamental pond and pitched roof timber summerhouse with the benefit of power and water supply with the garden.

GARAGE
18'2" x 8'10" (5.54 x 2.71)
Electrically operated roller door, power, lighting, wall mounted consumer box and also housing the gas fired combination boiler (for central heating and hot water purposes).

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, turn right onto Town Street and proceed parallel with the canal in the direction of Stanton by Dale. Turn left onto Church Street which in turn then becomes Stanton Road. Continue along and take a right hand turn onto Beech Avenue and at the "T" junction turn right onto Maple Avenue. The property can then be found on the right hand side.

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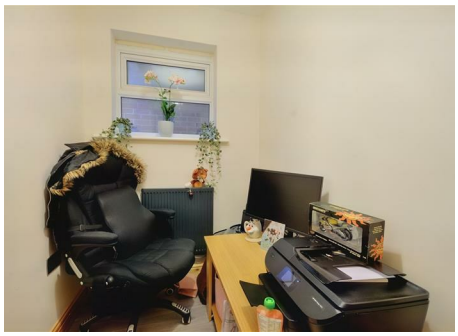

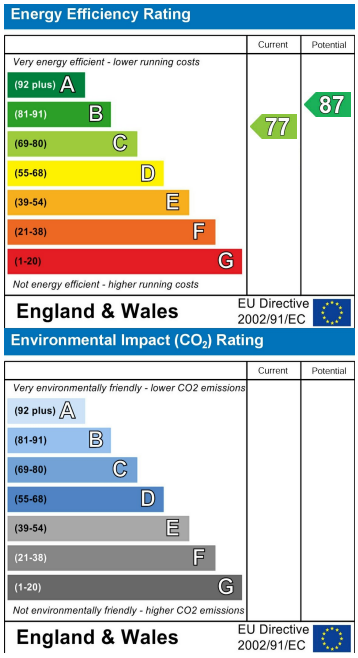

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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