Robert Ellis

look no further. . .

Wood Avenue
Sandiacre, Nottingham NG10 5FX

A THREE BEDROOM SEMI DETACHED HOUSE, OFFERED FOR SALE IN READY TO MOVE INTO CONDITION

£200,000 Freehold

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The well presented property has features including an open plan dining kitchen with a modern contemporary feel with built-in oven, hob, extractor, fridge and freezer. The property is centrally heated from a combination boiler, installed in 2021 and benefits from UPVC double glazing throughout.

Further features of this property include off-street parking to the front, a further gated hard standing area at the side and a landscaped rear garden which includes a cabin style garden building, currently used as a bar and chill-out area.

Situated in this popular residential suburb within Sandiacre, a small town between the neighbouring towns of Stapleford and Long Eaton with a variety of amenities including a Lidl, Co-op, independent shops, Bistro and Restaurant. For those wishing to commute there is a regular bus service and the A52 for Nottingham, Derby and junction 25 of the M1 Motorway is a short drive away.

This property would make a fantastic first home, as well as being great for young families, as schools are close by, and an early internal viewing comes highly recommended.

ENTRANCE HALL
Front entrance door, stairs to the first floor and door to lounge.

LOUNGE
15'5" x 10'9" (4.7 x 3.29)
Understairs storage cupboard housing Baxi gas combination boiler (for central heating and hot water) and installed in 2021. Radiator and double glazed bay window to the front.

DINING KITCHEN
16'8" x 8'9" (5.1 x 2.68)
Incorporating a range of modern and contemporary fitted wall, base and drawer units with square edge work surfacing and inset stainless steel sink unit with single drainer. Built-in Bosch electric oven, Neff gas hob and extractor hood over. Integrated fridge and freezer. Plumbing and space for washing machine and. Two wall mounted flat panel feature radiators. Double glazed windows and double glazed patio door to rear garden.

FIRST FLOOR LANDING
Built-in linen cupboard, loft hatch and doors to bedrooms and bathroom.

BEDROOM 1
10'0" x 9'10" (3.06 x 3.01)
Built-in wardrobes, radiator and double glazed window to the rear.

BEDROOM 2
10'0" x 9'10" (3.07 x 3)
Built-in wardrobes, radiator and double glazed window to the front.

BEDROOM 3
6'9" x 6'7" (2.08 x 2.01)
Fitted covered radiator and double glazed window to the front.

BATHROOM
Incorporating a three piece suite comprising wash hand basin, low flush w.c. with 'P' shaped shower bath with waterfall mixer taps and shower attachment. Tiled splashbacks, radiator and double glazed window.

OUTSIDE
To the front, the garden is laid to gravel with evergreen shrubs. A driveway then provides off-street parking and leads to double gates with further hard standing area. The rear garden is enclosed incorporating patio with pergola over. Lawn and cabin-style tongue and groove timber constructed garden building.

GARDEN BUILDING
Of tongue and groove timber construction, with light and power, currently used as a bar and chill-out area but would also make an ideal studio or home gym.

DIRECTIONAL NOTE
From the A52 junction 25 of the M1 Motorway, proceed towards Sandiacre and Risley on Bostocks Lane. At the traffic light crossroads turn right onto Derby Road into Sandiacre, proceeding over the Motorway bridge, continue down the hill taking the first available left onto Stevens Road. Turn left onto Wood Avenue where the property can be found on the left hand side.

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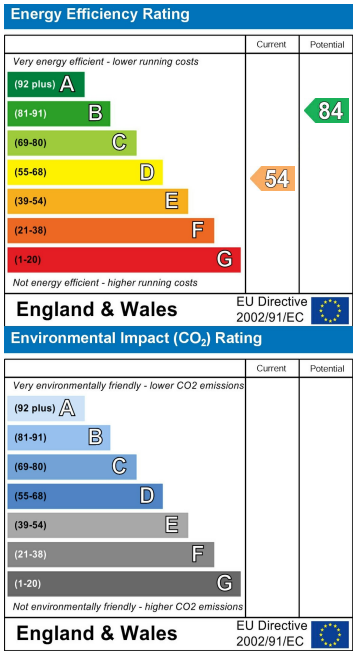

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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