Robert Ellis

look no further. . .

A THREE BEDROOM DETACHED HOUSE.

Elm Avenue

Sandiacre, Nottingham NG10 5EJ

£295,000 Freehold

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Situated in this highly desirable cul de sac within the heart of Sandiacre is this traditional three bedroom detached house.

Enjoying larger than average rear gardens which offer a good degree of privacy and ample off-street parking to the front, this property comes to the market with NO UPWARD CHAIN.

The property benefits from a new roof in recent times, as well as gas fired central heating served from a combination boiler and majority double glazed. Very much in livable condition, this property offers fantastic potential to possibly extend (subject to the necessary permissions) and update to make a great long term family home.

The accommodation comprises entrance porch, hallway, lounge, separate dining room and fitted kitchen to the ground floor. Also on the ground floor is a two piece bathroom and separate WC. To the first floor, the landing provides access to three bedrooms, the principal with en-suite cloaks/WC.

Located within the original village of Sandiacre before it became a small town many years ago, the property is ideally positioned for both families and commuters alike. Schools for all ages are within walking distance, as is a useful convenience store and regular bus service. For those who enjoy the outdoors, Stoney Clouds Nature Reserve is a short walk away. Within a few minutes drive is the A52, giving direct access to Nottingham, Derby and Junction 25 of the M1 motorway for further afield.

Offered for sale with NO UPWARD CHAIN, an internal viewing is recommend to fully appreciate the potential on offer.

ENTRANCE PORCH
uPVC front entrance doors, original door leading to the hallway.

HALLWAY
Radiator, stairs to the first floor. Doors to lounge, dining room, cloaks/wc and bathroom.

LOUNGE
12'2" x 10'10" (3.72 x 3.31)
Open fireplace, radiator, double glazed bay window to the front.

DINING ROOM
12'8" x 10'9" (3.87 x 3.30)
Radiator, double glazed windows to the side and rear. Door to kitchen.

KITCHEN
14'5" x 5'8" increasing to 9'7" (4.41 x 1.73 increasing to 2.94)
Range of fitted wall, base and drawers units, with contrasting worktops and inset stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine. Wall mounted 'Ideal' gas combination boiler (for central heating and hot water). Radiator, double glazed windows and door to rear garden.

BATHROOM
5'4" x 5'6" (1.65 x 1.69)
Wall mounted wash hand basin and step-in bath with mixer taps and electric shower over. Radiator, window.

SEPARATE WC
Housing a low flush WC. Radiator, window.

FIRST FLOOR LANDING
Window, doors to bedrooms.

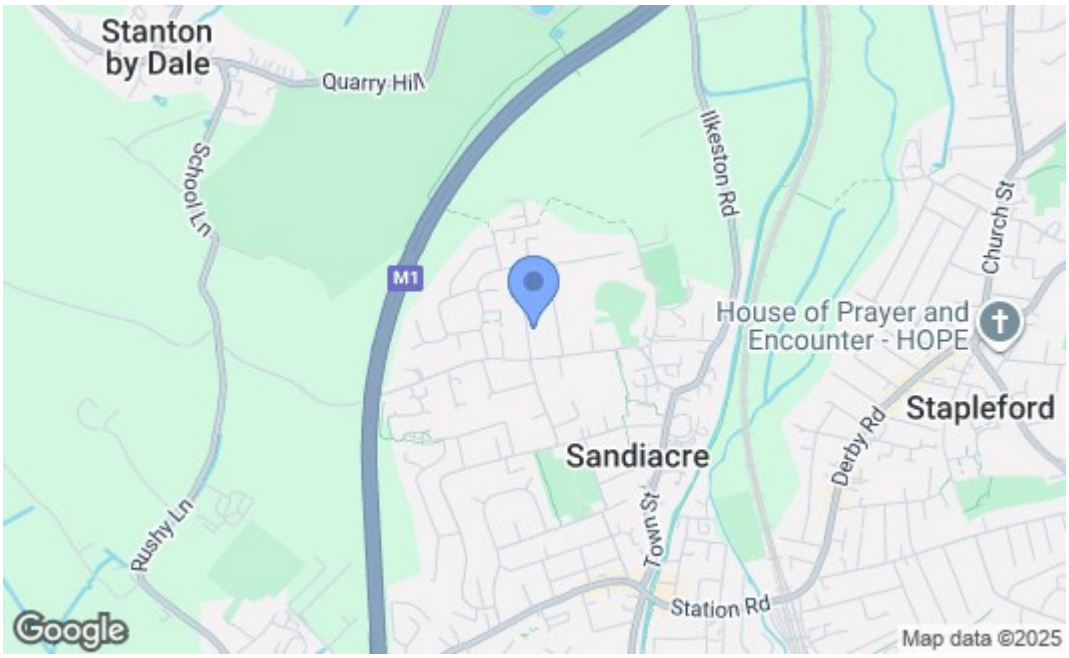
BEDROOM ONE
10'8" x 13'4" (3.27 x 4.07)
Radiator, double glazed window to the front, door to en-suite cloaks/WC.

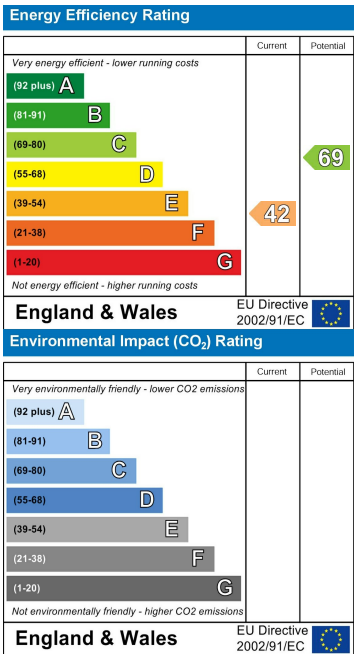
EN-SUITE CLOAKS/WC
Wash hand basin, low flush WC, double glazed window.

BEDROOM TWO
12'10" x 9'6" (3.92 x 2.90)
Fitted linen cupboard, radiator, double glazed window to the rear.

BEDROOM THREE
7'11" x 7'1" (2.42 x 2.16)
Radiator, double glazed window to the rear.

OUTSIDE
To the front, the property is set back from the road with an ornamental shrub bed, "L" shaped block paved driveway and hard standing for off-street parking for up to two vehicles. The block paving continues along the side of the property where there is a pedestrian gate leading to the rear garden. Paved patio area, garden shed, raised planters and two steps leading to the main garden where there is a further raised planter and sections of garden laid to lawn with well tended flower and shrub beds and a pathway running to the lower garden area where there are further mature shrub beds, a section laid to lawn and garden shed.





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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