



**Bennett Street
Sandiacre, Nottingham NG10 5JF**

Offers Over £220,000 Freehold

A RECENTLY RENOVATED THREE
BEDROOM BAY FRONTED SEMI DETACHED
HOUSE OFFERED FOR SALE WITH NO
UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS RECENTLY RENOVATED BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN BEING POSITIONED IN THE HEART OF SANDIACRE.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, open plan dining kitchen, conservatory and WC. The first floor landing then provides access to three bedroom and a three piece bathroom suite.

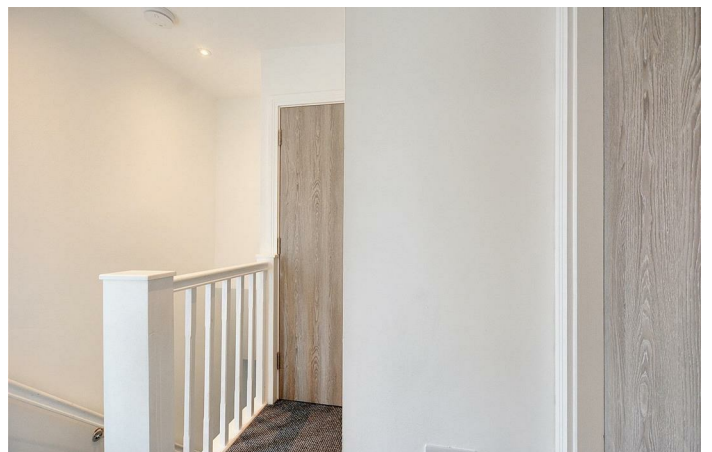
The property also benefits from gas fired central heating from a recently installed combination boiler, uPVC double glazing, enclosed garden and driveway to the rear.

The property has been renovated throughout by the current owner incorporating a recently fitted kitchen and bathroom, central heating system, redecoration, floor coverings and re-seeded garden to the rear.

The property is located in the heart of Sandiacre within walking distance of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland schools. There is also easy access to the nearby shops and services in the centre of Sandiacre and beyond to Stapleford and Long Eaton. For those needing to commute, there is good access links via the A52 to Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property would make an ideal first time buy or young family home and is certainly one for those looking to move straight into a property without having to do any work.

We therefore highly recommend an internal viewing.



HALL

4'0" x 3'5" (1.24 x 1.05)

uPVC panel and double glazed front entrance door, door to lounge and staircase rising to the first floor.

LOUNGE

14'4" x 12'11" (4.38 x 3.94)

Double glazed box bay window to the front (with fitted blinds), radiator, LED spotlights, useful understairs storage cupboard which houses the recently fitted gas fired combination boiler (for central heating and hot water purposes) and door to kitchen.

DINING KITCHEN

17'5" x 11'0" (5.32 x 3.36)

Equipped with a recently fitted range of matching base and wall storage cupboards with square edge work surfacing incorporating single sink and draining board with mixer tap and splashboards, fitted counter-level four ring hob with extractor over and oven beneath, integrated fridge/freezer, display wine rack, plumbing for washing machine, ample space for dining table and chairs, double glazed windows to the side (with fitted blinds) and rear, further storage space fitted to one wall, radiator and LED spotlights.

CONSERVATORY

7'9" x 7'0" (2.37 x 2.15)

Brick and double glazed construction with pitched roof, central heating, radiator, uPVC panel and double glazed side exit door to the side pedestrian access, uPVC panel and double glazed exit door leading through to the rear garden. Door to ground floor WC.

WC

4'8" x 2'5" (1.43 x 0.75)

Housing a push flush WC with double glazed window to the side, fully tiled walls, mains lighting point and extractor fan.

FIRST FLOOR LANDING

With decorative spindle balustrade, LED spotlights, double glazed window to the side (with fitted roller blind), doors to all bedrooms and bathroom, loft access point with wooden pulldown ladders to a useable storage loft space.

BEDROOM ONE

11'8" x 11'6" (3.57 x 3.51)

Double glazed window to the front (with fitted blinds), radiator and LED spotlights.

BEDROOM TWO

10'11" x 9'5" (3.34 x 2.89)

Double glazed window to the rear (with fitted blinds) overlooking the rear garden, radiator and LED spotlights.

BEDROOM THREE

7'5" x 7'5" (2.28 x 2.28)

Double glazed window to the rear (with fitted blinds) overlooking the rear garden, radiator and LED spotlights.

BATHROOM

8'7" x 5'4" (2.63 x 1.65)

Recently fitted white three piece suite comprising panel bath with central mixer tap and mains shower over with glass shower screen, push flush WC and wash hand basin with mixer tap and storage cabinets beneath. Fully tiled walls, wall mounted mirror fronted bathroom cabinet, shaver point, extractor fan, LED spotlights, double glazed window to the front (with fitted blinds).

OUTSIDE

To the front of the property there is a garden with dwarf brick boundary wall and decorative coping stones with gated access and pathway then providing access to the front entrance door.

REAR GARDEN

The garden is enclosed by fencing to both boundary lines with double gates to the rear providing access to the off-street parking area. The rear garden will be seeded for turf growth later in the Spring. Beyond the conservatory doors there is access to a paved patio seating area and gated pedestrian access leading around to the side.

DIRECTIONAL NOTE

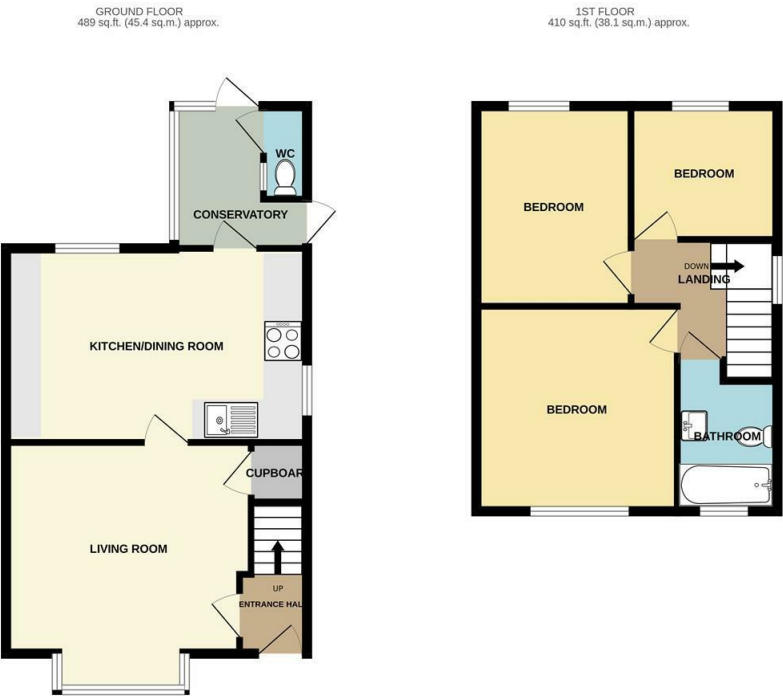
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At Sandiacre traffic lights, continue straight over onto Derby Road, Sandiacre and proceed in the direction of Risley. Look for and take a right hand turn onto Bennett Street and the property can be found at the end of the road on the left hand side identified by our For Sale board.

Ref: 8281NH

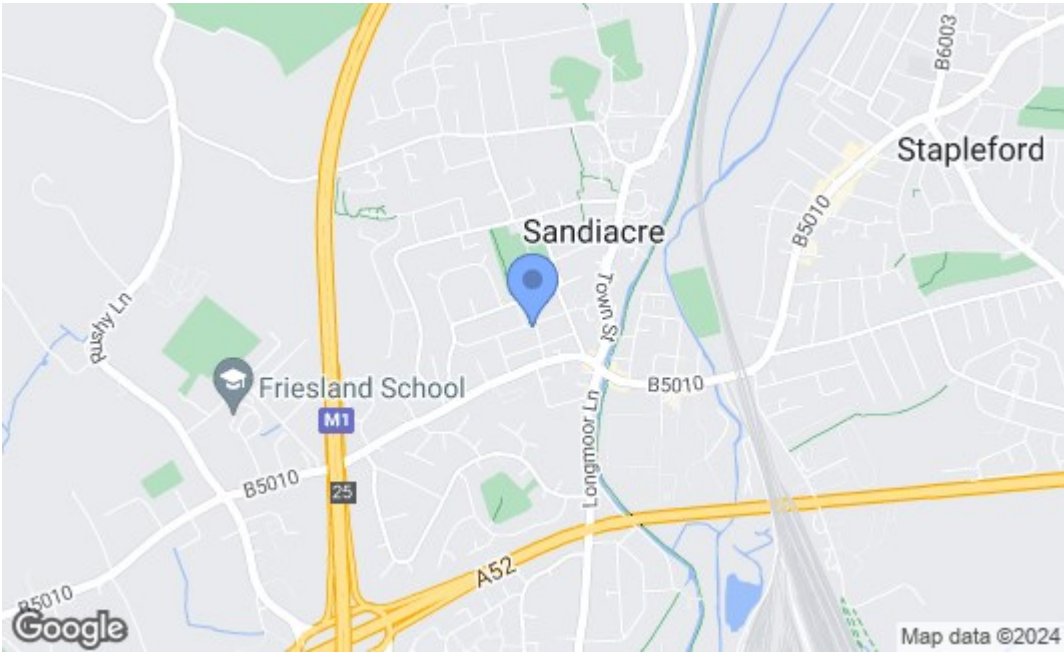
AGENTS NOTE

Photos used before tenants took occupation.





TOTAL FLOOR AREA: 899 sq.ft. (83.5 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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