Robert Ellis

look no further. . .

Hart Avenue
Sandiacre, Nottingham NG10 5FY

A MODERNISED AND IMPROVED THREE BEDROOM SEMI DETACHED HOUSE.

£225,000 Freehold

This property comes to the market in a ready to move into condition with features including gas fired central heating served from a combination boiler, double glazed windows, modern contemporary open plan living dining kitchen.

Situated in a residential suburb, close to local amenities and ideal for families and commuters alike. Schools for all ages are within easy reach, along with the A52 for Nottingham/Derby and Junction 25 of the M1 motorway.

The property is set back from the road with a shared drive leading to a single garage and good size tiered rear gardens.

Offered for sale with NO UPWARD CHAIN. The property is ideal for first time buyers and young families.

OPEN PLAN DINING KITCHEN
16'5" x 12'5" (5.01 x 3.81)
Incorporating a modern fitted range of handle free wall, base and drawer units, handle free door fronts and low profile work surfacing. Inset one and a half bowl sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Feature exposed chimney breast with inset cast iron log burner. Contemporary flat panel radiator, cupboard housing Glow Worm gas boiler (for central heating). Double glazed window and door to the rear, double glazed window and front entrance door.

SIDE UTILITY
With plumbing for washing machine, double glazed door to the side. Door to cloaks/WC.

CLOAKS/WC
Incorporating a two piece suite comprising wash hand basin, low flush WC.

LOUNGE
16'5" x 10'1" (5.01 x 3.08)
Exposed brick chimney breast, radiator, double glazed window to the front, double glazed French doors to the rear garden.

FIRST FLOOR LANDING
Double glazed window, built-in linen cupboard.

BEDROOM ONE
10'7" x 9'6" (3.24 x 2.9)
Fitted wardrobes to one wall, radiator, double glazed window to the front.

BEDROOM TWO
10'5" x 10'2" (3.18 x 3.10)
Overstairs store cupboard, radiator, double glazed window to the front.

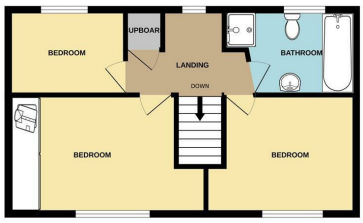
BEDROOM THREE
10'0" x 6'7" (3.05 x 2.01)
Radiator, double glazed window to the rear.

BATHROOM
Incorporating a four piece suite comprising wash hand basin with vanity unit, low flush WC, bath with central mixer taps and separate shower cubicle. Partially tiled walls, heated towel rail, double glazed window.

OUTSIDE
The property is set back from the road with hedged in front garden, a shared drive at the side of the property leads along the side to a single garage. The rear garden is of generous size and enclosed with tiered terraces with patio and lawns.

GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.

1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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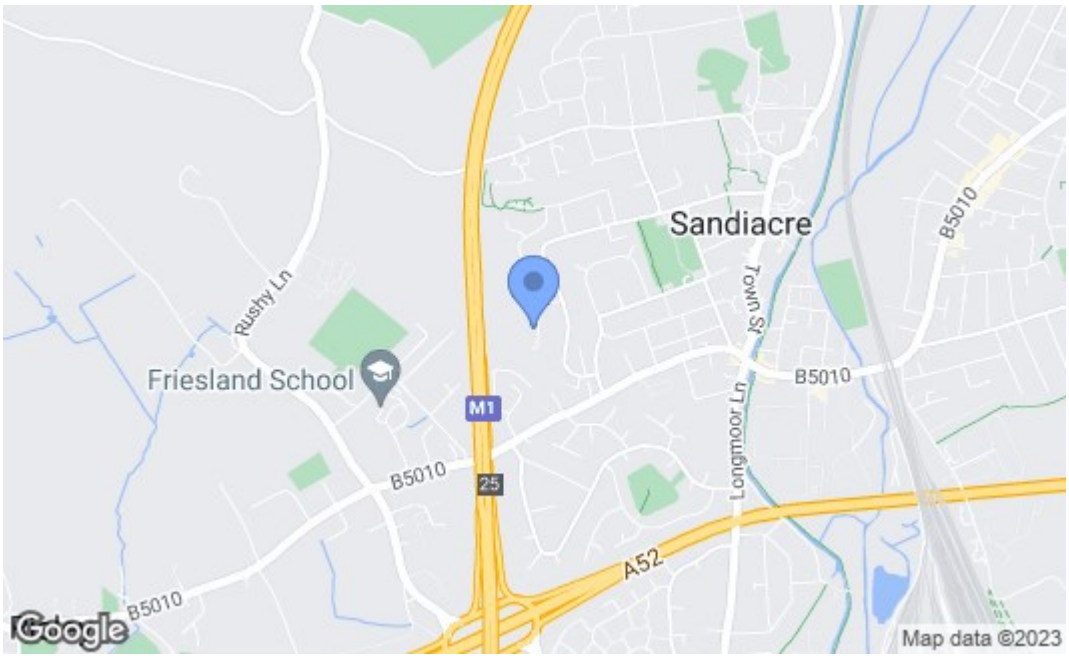

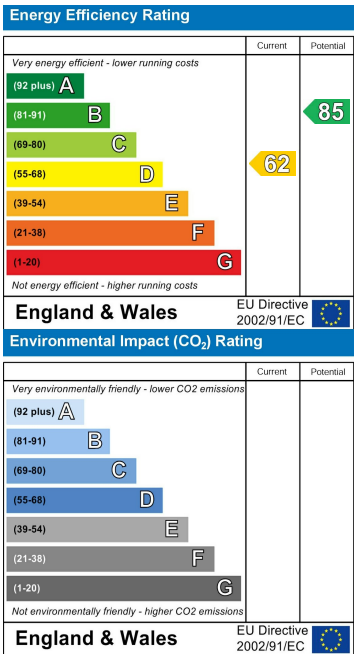

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