Robert Ellis

look no further. . .

Hart Avenue

Sandiacre, Nottingham NG10 5FY

A THREE BEDROOM SEMI DETACHED HOUSE.

Offers Over £230,000 Freehold

We are pleased to offer for sale this extremely well presented three bedroom semi detached house.

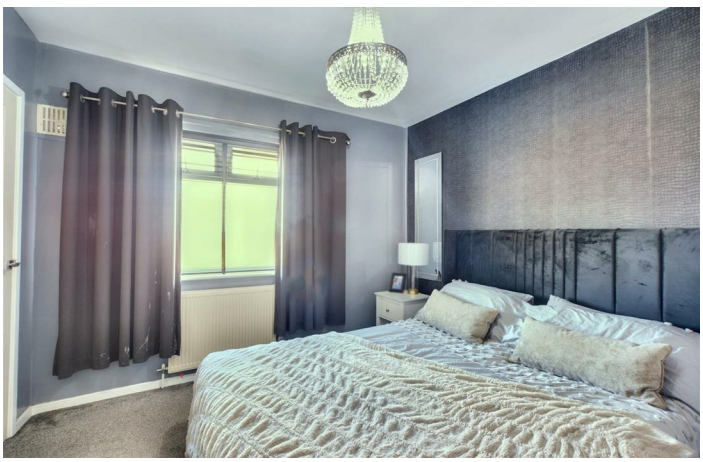
This property has many features, one in particular is the open plan living dining kitchen which certainly has the WOW factor, with a range of integrated appliances and central island unit with breakfast bar (great for entertaining).

Further features of this property include gas fired central heating served from a combination boiler, uPVC double glazed windows throughout and the spacious living room has had a contemporary makeover. The family bathroom has been made into a contemporary shower room with WC.

The name of this property is "Hilltop", named partly because of the far reaching views from the first floor windows over the the surrounding area. The property benefits from an elevated position set back from the road with large, tiered rear gardens which include an attractive patio area with pergola (great for alfresco dining), lawn and to the top garden, a gravel and decked area.

Situated in this popular and convenient residential suburb, within walking distance of local amenities, including schools, bus service and for those wishing to commute, the A52 and Junction 25 of the M1 motorway is a short drive away. East Midlands Airport is approximately 20 minutes drive away.

This property is ideal for first time buyers and families. An internal viewing is recommended.



ENTRANCE HALL
7'10" x 5'11" (2.39 x 1.82)
Double glazed front entrance door, radiator, stairs to the first floor. Doors to living room and dining kitchen.

LIVING ROOM
10'1" x 16'5" (3.08 x 5.01)
A chimney breast with fire recess, radiator, double glazing window to the front and rear.

DINING KITCHEN
16'4" x 15'1" reducing to 9'7" (5 x 4.6 reducing to 2.94)
Incorporating a comprehensive and contemporary fitted range of wall, base and drawer units with square edge worktops and inset quartz single bowl sink unit with drainer. Feature island unit with inset gas hob with extractor hood over. Breakfast bar with drawers and cupboards under. Further built-in appliances include an electric fan oven, microwave and there is space and plumbing for washing machine and dishwasher. Cupboard housing gas combination boiler (for central heating and hot water). Understairs store cupboard, double glazed window to the front and rear, double glazed door to rear porch.

REAR PORCH
Double glazed windows and rear exit door.

FIRST FLOOR LANDING
Double glazed window, doors to bedrooms and shower room.

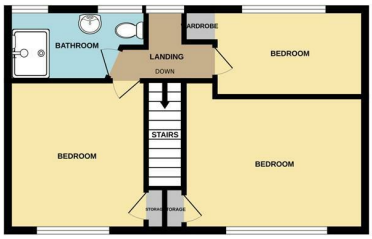
BEDROOM ONE
10'6" x 10'2" (3.21 x 3.10)
Built-in cupboard, radiator, double glazed window to the front.

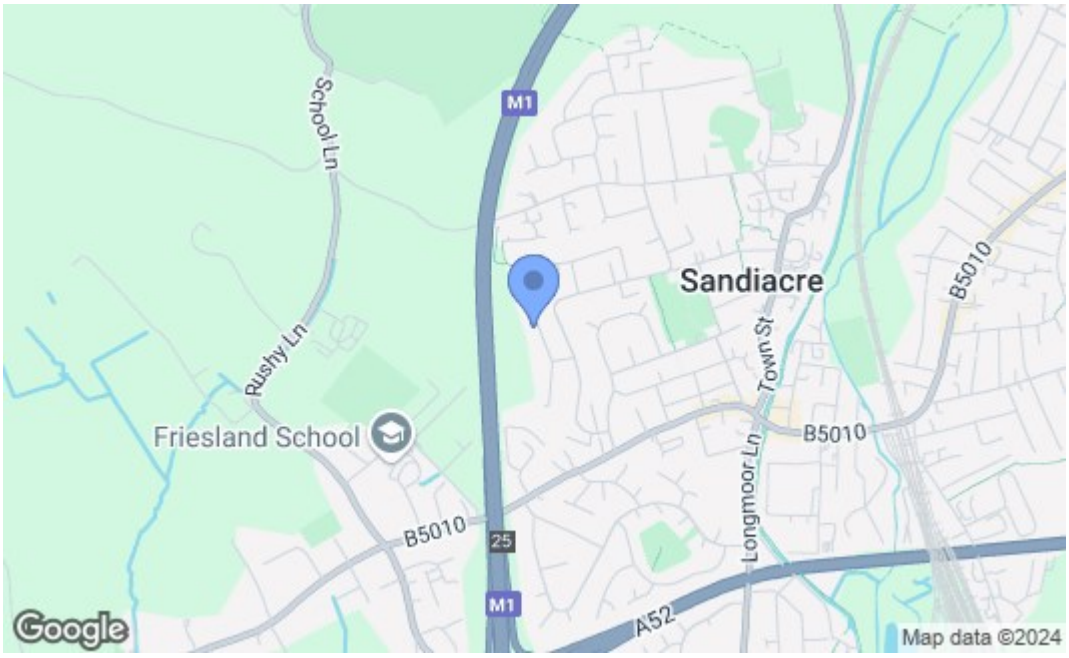
BEDROOM TWO
12'11" x 9'4" (3.95 x 2.86)
Built-in storage cupboard, radiator, double glazed window to the front.

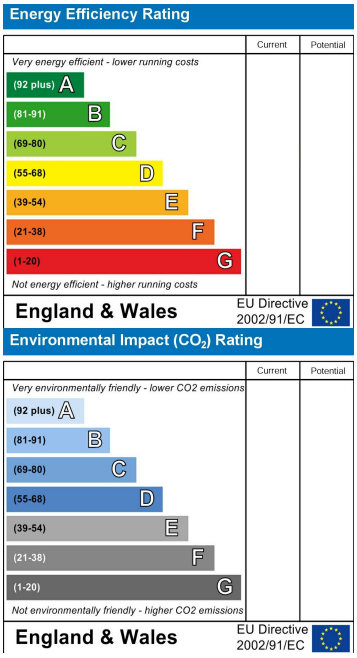
BEDROOM THREE
6'9" x 9'11" (2.07 x 3.03)
Hatch and ladder to loft. Radiator, double glazed window.

SHOWER ROOM
5'6" x 10'2" (1.70 x 3.12)
Three piece suite comprising wash hand basin, low flush WC, walk-in shower enclosure, thermostatically controlled shower and screen, heated towel rail, partially tiled walls, double glazed window.

OUTSIDE
Set back from the road and in an elevated position with the gardens laid mainly to lawn. There is a path leading to a front terraced area and the front door. There is gated pedestrian access at the side of the house leading to the rear garden. Adjacent to the property can be found an attractive paved patio area with pergola over (great for alfresco dining). This then returns to a further patio area beyond the rear elevation. There is a retaining wall and steps to the next tier of the garden which is laid to lawn and there is a further tier at the foot of the plot which is finished in ornamental gravel and there is a decked terraced area.







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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044