



**Mountfield Avenue  
Sandiacre, Nottingham NG10 5LS**

**£237,500 Freehold**

A FREEHOLD THREE DOUBLE BEDROOM  
SEMI DETACHED HOUSE.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS FREEHOLD THREE DOUBLE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS FAVOURED AND ESTABLISHED QUIET RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises an entrance hallway with useful understairs storage cupboard, kitchen and through lounge/diner. The first floor landing then provides access to three double bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing throughout, off-street parking and generous gardens to the side and rear. There is space to the side of the property to occupy an extension (subject to any relevant permissions and approvals). There has been a re-bed roof line and also upgraded soffits, fascias, guttering and edging caps.

The property sits favourably in this quiet residential cul de sac within easy reach of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland. There is also easy access to good nearby transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property would make an ideal first time buy or young family home. We highly recommend an internal viewing.



## ENTRANCE HALL

13'8" x 5'10" (4.18 x 1.80)

uPVC panel and double glazed front entrance door with double glazed window to the side of the door, sliding double glazed patio door to the right hand side with fitted vertical blinds opening out to the side garden, telephone point, radiator, staircase rising to the first floor and useful understairs storage cupboard.

## THROUGH LOUNGE/DINER

24'6" x 11'3" (7.48 x 3.45)

Double glazed window to the front (with fitted blinds), media points, Adam-style fire surround with inset remote control electric fire, two radiators, coving and sliding double glazed patio door opening out to the rear garden (with fitted blinds).

## KITCHEN

10'9" x 8'3" (3.30 x 2.54)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Tiled splashbacks, plumbing for washing machine and space for full height fridge/freezer. Fitted counter level four ring gas hob with extractor over and electric oven beneath, uPVC panel and double glazed exit door to garden, double glazed window to the side of the door (with fitted blinds). Wall mounted gas fired combination boiler (for central heating and hot water purposes), tiled floor and useful understairs storage cupboard also housing the gas meter.

## FIRST FLOOR LANDING

Double glazed window to the side (with fitted Roman blind), doors to all bedrooms and bathroom.

## BEDROOM ONE

13'1" x 11'6" (4.01 x 3.52)

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

## BEDROOM TWO

11'5" x 11'1" (3.49 x 3.38)

Double glazed window to the rear, radiator.

## BEDROOM THREE

10'5" x 7'11" (3.18 x 2.42)

Double glazed windows to the front and side (both with fitted blinds), radiator, loft access point and useful fitted overstairs storage cupboards.

## BATHROOM

8'1" x 5'9" (2.48 x 1.77)

Modern white three piece suite comprising "P" shaped bath with matching shaped glass shower screen, mixer tap and electric shower over, push flush WC and wash hand basin with waterfall style mixer tap and double storage cabinets beneath. Double glazed window to the rear, fully tiled walls and floor, chrome heated ladder towel radiator, storage cupboard.

## OUTSIDE

To the front of the property there is a lawned front garden with mature bushes and shrubbery to the boundary lines, side-by-side off-street parking for two cars, gated pedestrian access leading through to the side garden and pathway to front entrance door.

## SIDE & REAR

To the side of the property measuring approximately 6m in width making an ideal space for any future extension (subject to the relevant permissions and approvals), the area is currently a great entertaining space with a brick built barbeque area and timber storage shed with gated pedestrian access leading back around to the driveway space. The side garden then opens out to the rear where there is both a decked entertaining space currently covered with artificial lawn screened by timber fencing to the boundary line and a further lawn section also screened by timber fencing and mature bushes to the boundaries. Within the garden there is an external water supply, lighting point and power socket.

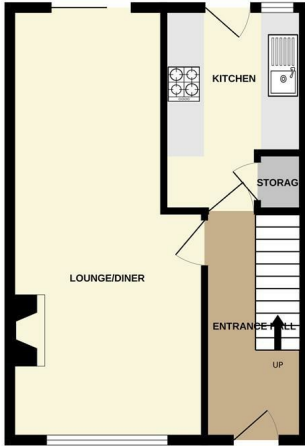
## DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction, turn left onto Longmoor Lane and proceed in the direction of Long Eaton. Look for and take a right hand turn onto Hayworth Road and take the first left onto Netherfield Road. Continue on this road and take the second left turn into the cul de sac of Mountfield Avenue. The property can then be found on the left hand side.

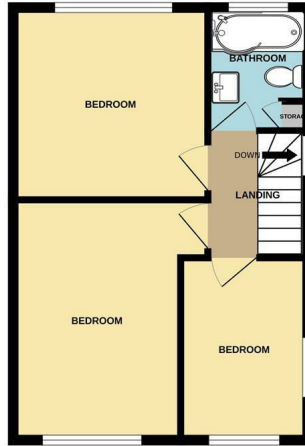
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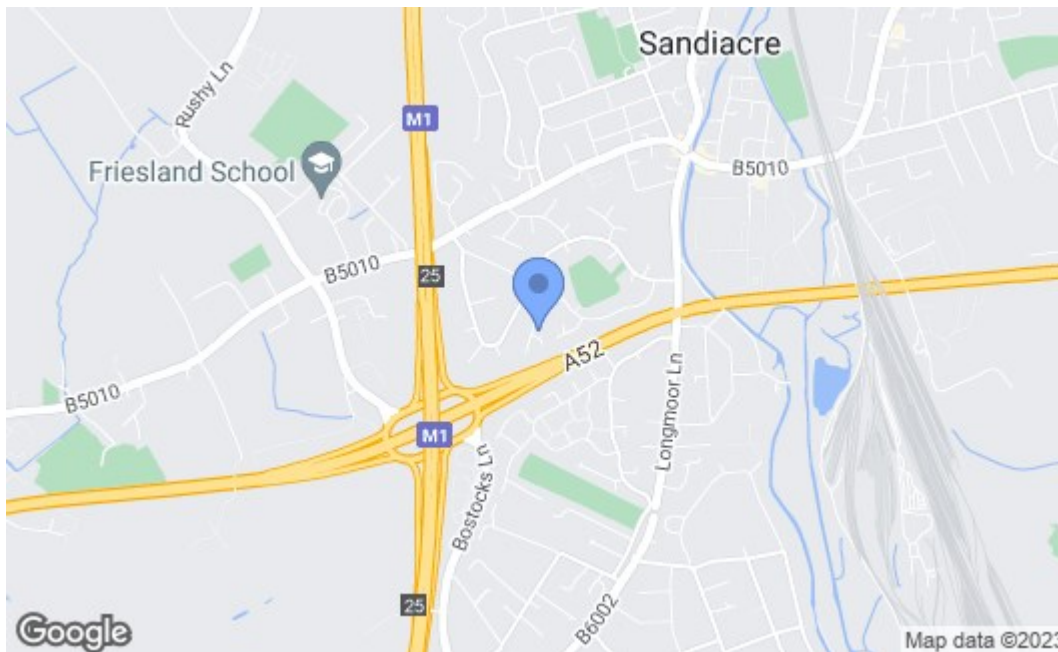
GROUND FLOOR



1ST FLOOR



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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 02022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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