Robert Ellis

look no further. . .

Dorothy Avenue
Sandiacre, Nottingham NG10 5LH

A DOUBLE HEIGHT, BAY FRONTED SEMI DETACHED HOUSE WITH PARKING, GARAGE & GENEROUS GARDEN.

£245,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS RARE AND UNUSUAL DOUBLE HEIGHT, BAY FRONTED TWO BEDROOM SEMI DETACHED HOUSE SITTING ON AN OVERALL FANTASTIC GARDEN PLOT WITH A DETACHED GARAGE, AMPLE PARKING AND THE OPPORTUNITY TO CONVERT OR EXTEND (SUBJECT TO THE RELEVANT PERMISSIONS AND APPROVALS).

The property is being brought to the market with the benefit of NO UPWARD CHAIN and has gas fired central heating, extended accommodation, off-street parking and a fantastic sized garden plot to the rear.

The accommodation comprises an entrance hall, bay fronted living room, dining room and kitchen to the ground floor. The first floor landing then provides access to two bedrooms and a three piece bathroom suite.

The property is situated in a popular residential road situated in the town of Sandiacre, being close to fantastic schooling for all ages. For those needing to commute, there is easy access to the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to a variety of independent and national retailers, shops and outlets in the nearby towns of Stapleford and Long Eaton.

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

ENTRANCE HALL
13'0" x 5'4" (3.98 x 1.65)
Composite and double glazed front entrance door, tiled floor, radiator, staircase rising to the first floor, useful understairs storage cupboards, wall light points, double glazed window to the side.

LOUNGE
14'4" x 11'5" (4.39 x 3.49)
Double glazed bay window to the front (with fitted blind), central fireplace with granite surround, media points, wall light points, radiator.

DINING ROOM
17'4" x 9'4" (5.29 x 2.86)
Feature multi fuel burning stone sat on a tiled hearth, oak effect laminate floor, TV point, radiator with display cabinet, box bay-style window (with fitted blinds). Opening through to the kitchen area.

KITCHEN
14'11" x 7'7" (4.56 x 2.33)
Equipped with a matching range of soft-closing base and wall storage cupboards with space for range cooker with fitted extractor canopy over, integrated fridge, freezer and dishwasher, fitted one and a half bowl sink and drainer with central swan-neck mixer tap, brick effect tiled splashbacks, tiled floor, breakfast bar, two double glazed windows to the rear, spotlights. Double glazed French doors opening out to the rear garden.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted roller blind), wall light point. Doors to both bedrooms and bathroom.

BEDROOM ONE
13'1" x 12'7" (4.01 x 3.86)
Walk-in double glazed bay window to the front, double fitted wardrobe with matching overhead storage cupboards, two radiators, TV point and useful overstairs storage closet.

BEDROOM TWO
11'9" x 11'1" (3.59 x 3.39)
Double glazed window to the rear overlooking the rear garden and with views over the neighbouring cricket ground, a fitted double wardrobe with a range of overhead storage cupboards, TV point, radiator.

BATHROOM
8'10" x 5'10" (2.70 x 1.80)
White three piece suite comprising panel bath with electric shower and glass shower screen, push flush WC, wash hand basin with central mixer tap. Partially tiled walls, tiled floor, double glazed window to the rear (with fitted roller blind), Victorian-style radiator. Loft access point.

OUTSIDE
To the front of the property there is a block paved driveway providing off-street parking for 2/3 cars, side access gate leading to the rear.

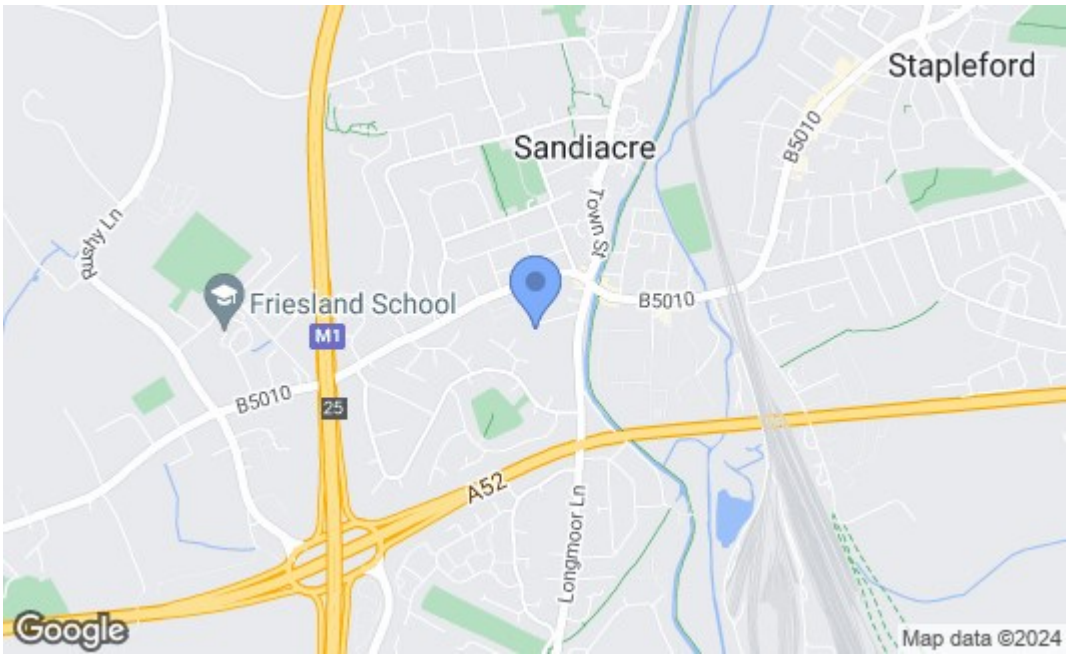
TO THE REAR
The rear garden is of a fantastic size and benefits from a good sized lawn with block paved patio seating entertaining area. A paved pathway then leads onto the rear part of the garden where there is a planted and established rockery-style garden. Side access pedestrian gate leading back to the front, external lighting point, water tap, access to the garage which has been converted into three sections, the front section being used for storage with an up and over door, whilst the rear part is currently being used as storage for garden furniture, etc. but could also be used for other purposes.

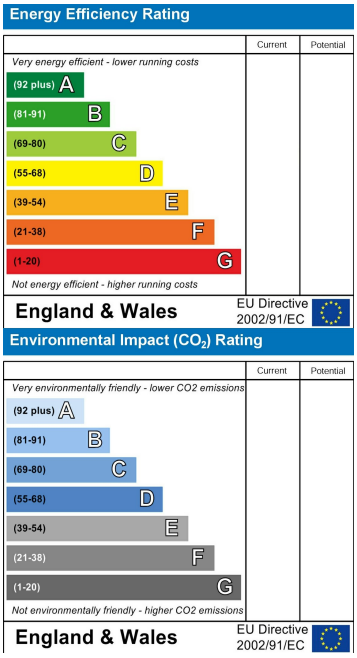
UTILITY ROOM/WC
Housing the gas fired combination boiler (for central heating and hot water purposes), plumbing for washing machine, low flush WC.

GYM
10'0" x 8'6" (3.07 x 2.61)
With options for power and lighting. Door to home office.

HOME OFFICE
8'10" x 8'3" (2.70 x 2.53)
With options for power and lighting. Could be used for a variety of purposes.

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. Take a right hand turn onto Dorothy Avenue, the property can then be found tucked away in the left hand corner, identified by our For Sale board.





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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