Robert Ellis

look no further...

Doncaster Avenue
Sandiacre, Nottingham NG10 5FJ

A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE POSITIONED IN THIS POPULAR RESIDENTIAL LOCATION.

£220,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS DECEPTIVELY SPACIOUS TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE POSITIONED IN THE CENTRE OF SANDIACRE.

With accommodation over two floors, the ground floor comprises entrance hall, living room, dining room and kitchen. The first floor landing then provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, enclosed garden with useful detached garden office/gym and has also had a new roof fitted January 2026, as well as a multi-fuel log burning stove fitted in 2025.

The property is situated within this ideal central Sandiacre location within easy reach of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland. There is also easy access to the nearby shops, services and amenities in Sandiacre and further afield into Long Eaton and Stapleford. For those looking to commute, there are good transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus and the i4 bus service.

Good nearby outdoor space can also be found at Stoney Clouds Nature Reserve and Erewash Canal footpath.

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

ENTRANCE HALL
4'11" x 4'2" (1.52 x 1.29)
Side entrance uPVC panel and double glazed door, staircase rising to the first floor, laminate floor. Door to living room.

LIVING ROOM
14'10" x 11'11" (4.53 x 3.64)
Double glazed window to the front, radiator, media points, coving, laminate flooring and central chimney breast incorporating an inset (recently fitted) multi-fuel burning stove with wooden mantelpiece over. Useful understairs storage cupboard housing the gas fired combination boiler (for central heating and hot water).

DINING ROOM
8'11" x 8'1" (2.73 x 2.48)
Radiator, laminate flooring, double glazed window to the rear, coving. Door to kitchen.

KITCHEN
11'3" x 8'11" (3.45 x 2.74)
Comprising a matching range of fitted base and wall storage cupboards and drawers, with granite-style roll top work surfaces incorporating a one and a half bowl sink unit with draining board and central mixer tap with decorative tiled splashbacks, plumbing and space for washing machine and dishwasher, space for double width American-style fridge/freezer, inset four ring hob with extractor over and oven beneath. Double glazed windows to the side and rear, uPVC panel and double glazed exit door, tiled floor, ceiling spotlight and access back through to the dining room.

FIRST FLOOR LANDING
Double glazed window to the side, doors to all bedrooms and bathroom. Loft access point via a pull-down ladder to a partially boarded and insulated loft space (ideal for storage). Useful storage cupboard with shelving.

BEDROOM ONE
11'3" x 9'10" (3.44 x 3.02)
Double glazed window to the front, radiator.

BEDROOM TWO
10'11" x 9'1" (3.35 x 2.79)
Double glazed window (with fitted blind) to the rear overlooking the rear garden, radiator.

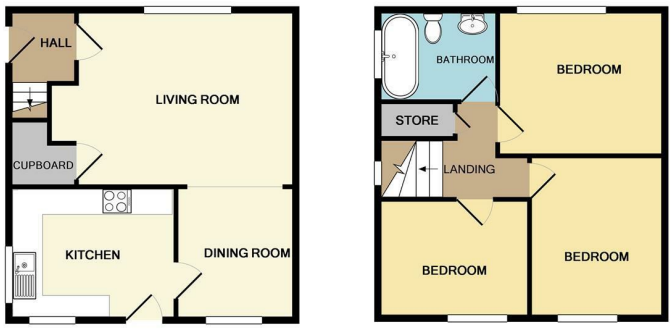
BEDROOM THREE
10'9" x 10'1" (3.30 x 3.09)
Double glazed window to the rear overlooking the rear garden, radiator.

BATHROOM
8'1" x 5'6" (2.47 x 1.68)
Modern white contemporary three piece suite comprising a "P" shaped bath with shaped glass shower screen, mixer tap and dual attachment mains shower over, wash hand basin with dual storage drawers beneath, push flush WC. Tiling to the walls, double glazed window to the side (with fitted blind), extractor fan, spotlights and chrome ladder towel radiator.

OUTSIDE
To the front of the property, there is a block paved forecourt providing ample off-street parking, dwarf brick boundary wall, with gated access down the right hand side of the property which then leads into the rear garden. To the rear, there is an initial good size paved patio area (ideal for entertaining) with access to the detached garden office/gym. The garden has the benefit of an external water tap, lighting point and power sockets to both the front and rear garden. There is also a useful garden shed and a lower garden lawn enclosed by hedgerow and fencing for privacy.

DETACHED OFFICE/GYM
10'11" x 9'4" (3.33 x 2.87)
uPVC double glazed French side entrance doors, fitted blinds, power and lighting points. This space makes an ideal home office or gym.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic lights, continue straight over onto Derby Road and turn almost immediately right onto King Edward Street. Take an eventual left hand turn onto Doncaster Avenue, passing the school on the left, the property can be found on the right hand side, identified by our For Sale board.



GROUND FLOOR
APPROX. FLOOR
AREA 410 SQ.FT.
(38.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 818 SQ.FT. (76.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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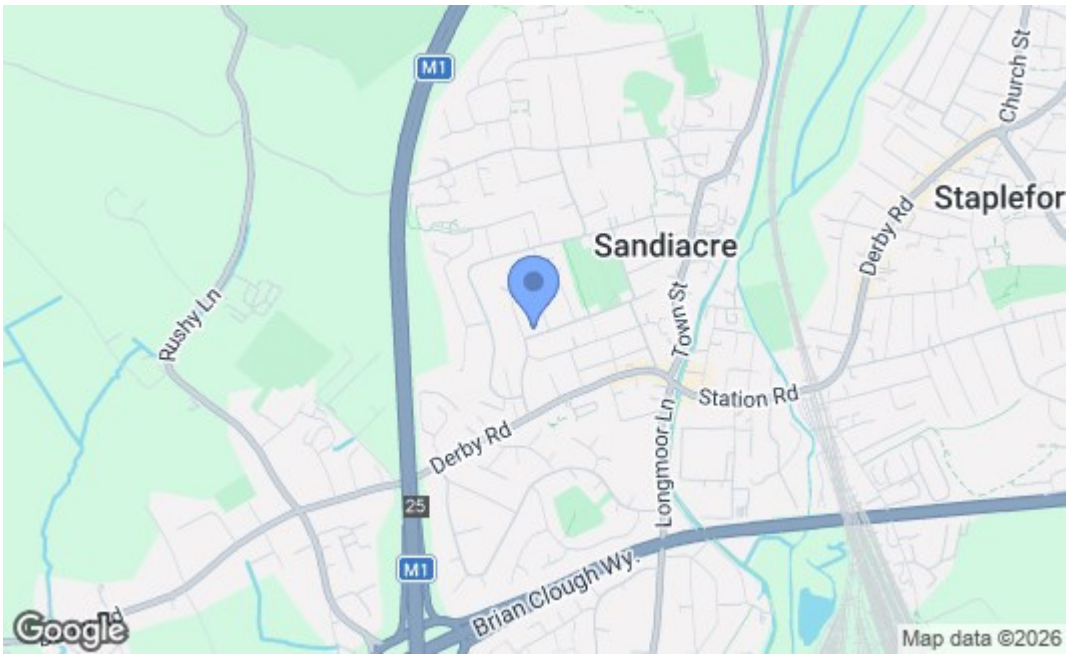

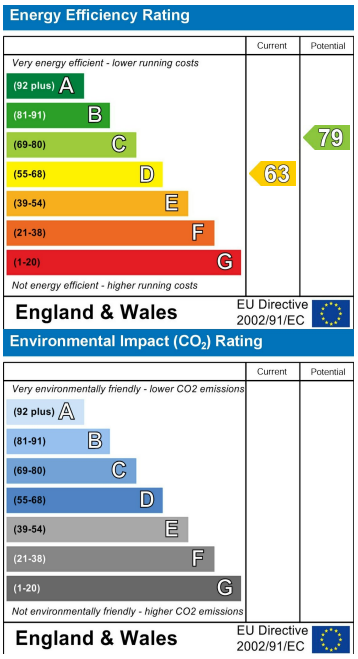

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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