Robert Ellis

look no further. . .

Wood Avenue
Sandiacre, Nottingham NG10 5FX

AN EXTENDED FIVE BEDROOM SEMI DETACHED HOUSE.

Offers Over £280,000 Freehold

A FIRST GLANCE IS NOT NEARLY ENOUGH TO FULLY APPRECIATE THIS GREAT FAMILY SIZED FIVE BEDROOM SEMI DETACHED HOUSE WHICH BENEFITS FROM A TWO STOREY EXTENSION TO THE REAR, AS WELL AS A LOFT CONVERSION.

Ready to move into with features including gas fired central heating served from a combination boiler, uPVC double glazing, extended living/dining room, generous dining kitchen with underfloor heating, semi open to a snug/play area and utility/cloaks/WC.

Set back from the road the property has a forecourt providing parking for at least three vehicles. The property benefits from larger than expected rear gardens with a variety of themed areas including a sunken private patio (great for alfresco dining). Tucked into the corner of the garden there is a sizeable purpose built workshop with light and power.

The spacious family bathroom on the middle floor has a touch of luxury with bath tub and large walk-in shower. There is also a useful separate cloaks/WC facility. Fire doors are also provided to habitable rooms.

Situated in this popular residential suburb, great for both families and commuters alike, with schools for all ages within easy reach including Friesland, as well as open space, playing fields and Stoney Clouds Nature Reserve. Sandiacre offers a variety of local and national retailers include Lidl and Co-Op. There is a regular bus service linking Nottingham and Derby. The A52 and Junction 25 of the M1 motorway are a few minutes drive away.

With five bedrooms, this property is great for a growing family and also offers flexible accommodation for those looking to work from home. One of the bedrooms is currently set up as a home gym.

We strongly recommend an early internal viewing to fully appreciate the accommodation on offer.

ENTRANCE PORCH
uPVC double glazed windows and door with privacy film. Two fitted storage trunks. Further uPVC double glazed door leading to hallway.

HALLWAY
Stairs to the first floor, fitted full height storage cupboard with shelving. Radiator, door to lounge and archway to inner hallway which has full height mirror fronted storage cupboard with shelving and drawers. Door to the utility room and door to the dining kitchen.

LOUNGE/DINING ROOM
23'2" x 10'1" reducing to 9'6" (7.07 x 3.09 reducing to 2.92)
Feature contemporary inset electric flame effect fire with colour changing LED lighting, fan and remote control. Double glazed window to the front and double glazed French doors opening to the rear patio.

DINING KITCHEN
16'7" x 9'10" (5.07 x 3)
Incorporating a modern fitted range of wall, base and drawer units with contrasting work surfacing and inset stainless steel sink unit with single drainer. Matching splashbacks to work surfacing. Electric Range cooker with brushed stainless steel splashback and matching extractor fan. Integrated dishwasher and space and plumbing for American style fridge/freezer. Radiator, double glazed window and door to the rear partially open to the snug.

SNUG
10'0" x 6'4" (3.07 x 1.94)
Contemporary high quality German fitted units which include a tall full height unit, waist high unit for TV stand with two deep drawers under and eye level units. Double glazed window to the front.

UTILITY ROOM/WC
6'0" x 5'8" (1.83 x 1.73)
Wash hand basin with vanity unit under, low flush WC, plumbing and space for washing machine, cupboard housing gas combination boiler (for central heating and hot water). Tiling to floor, half tiled walls and double glazed window.

FIRST FLOOR LANDING
Radiator, stairs leading to the second floor, doors to all first floor rooms and useful fitted full height cupboard with retractable shelving.

BEDROOM ONE
13'7" x 10'0" increasing to 12'11" (4.16 x 3.06 increasing to 3.95)
Fitted bedroom furniture including wardrobes with deep corner wardrobe unit with hanging space, shelves and drawers. Matching bedside cabinets and vanity area with dressing table and wash hand basin. Heated towel rail, radiator and double glazed window to the rear.

BEDROOM TWO
13'8" x 8'11" increasing to 10'1" (to wardrobes) (4.18 x 2.74 increasing to 3.08 (to wardrobes))
Fitted wardrobes to one wall which include a variety of hanging space, shelves and drawers, wash hand basin with vanity unit and drawers under. Heated towel rail, radiator and double glazed window to the front.

BEDROOM THREE
9'3" x 12'8" (2.82 x 3.87)
Freestanding bedroom furniture which is available and includes fitted wardrobes, dressing table and drawers. Radiator and double glazed window to the front.

FAMILY BATHROOM
9'1" x 9'3" (2.79 x 2.82)
This spacious room has a luxury modern and contemporary feel with high quality sanitaryware and fittings comprising floating wash hand basin with vanity unit, bidet, bath tub with central mixer taps and shower attachment, large walk-in shower cubicle with screen and thermostatic controlled mixer shower attachment. Contemporary flat panel radiator, heated towel rail, fully tiled walls, air extractor and double glazed window.

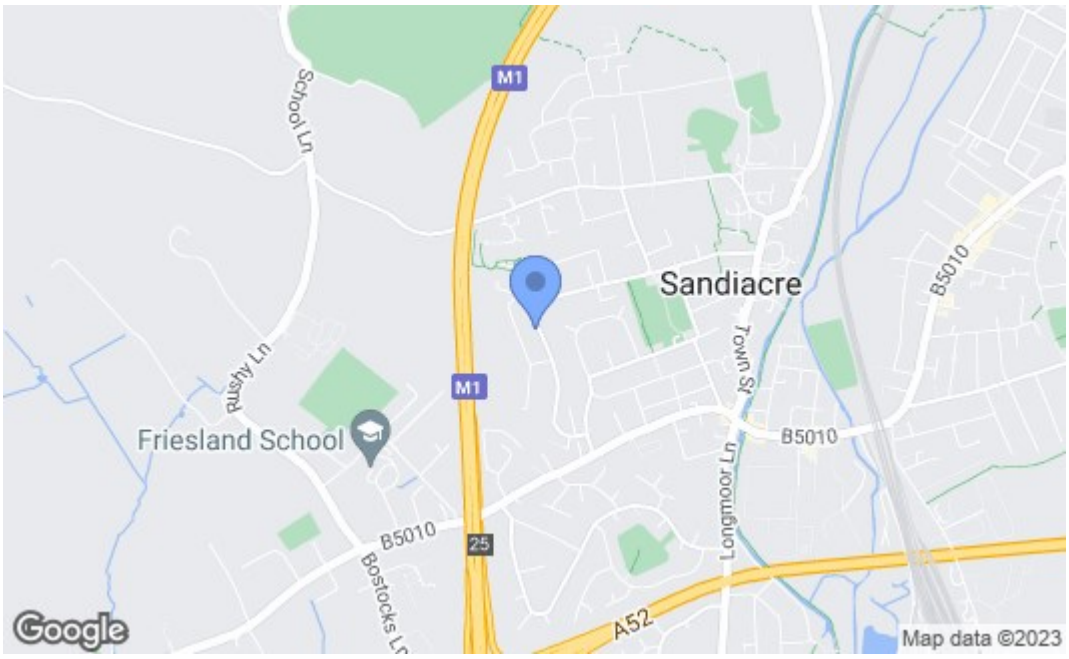
SEPARATE WC
Housing a modern two piece suite comprising wash hand basin with vanity unit and low flush WC with concealed cistern. Tiled walls and double glazed window.

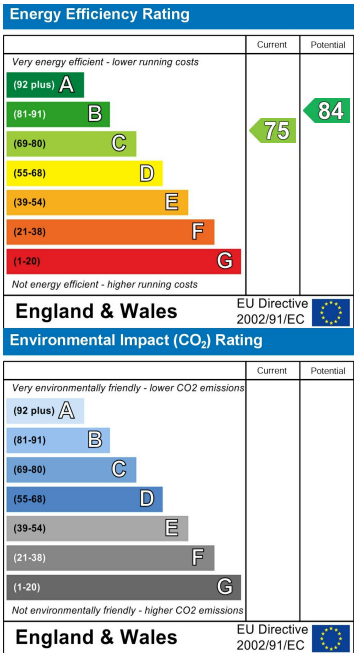
SECOND FLOOR LANDING
Accessed from dog-leg staircase, double glazed window to the rear and doors to bedrooms four and five.

BEDROOM FOUR
12'4" x 12'7" (3.77 x 3.86)
Currently used as a gym, radiator, two double glazed windows with film to the rear.

BEDROOM FIVE
12'5" (max) x 8'3" (3.8 (max) x 2.53)
Radiator, double glazed window to the rear.

OUTSIDE
To the front, the property is set back from the road with a forecourt providing parking for at least three vehicles, flanked with raised and colourful bedding including a water feature. Outside tap, bin store and steps leading to the front of the property where there is a block paved area and gated pathway at the side of the house leading to the rear garden. The rear garden is enclosed and of a generous size with a variety of themed areas with a central raised lawn, flower and shrub beds, ornamental garden with pond and raised bedding, mature Bramley apple fruit trees. There is a sunken private patio area beyond the French doors of the lounge/dining room (a great place for alfresco dining). Hidden away at the far left of the plot can be found a substantial block built workshop with light and power measuring 6.04m x 2.4m. There is an external power supply to the property.





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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