Robert Ellis

look no further. . .

York Avenue

Sandiacre, Nottingham NG10 5HB

TWO/THREE BEDROOM SEMI DETACHED BUNGALOW

£219,950 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET AN ADAPTABLE AND SPACIOUS TWO/THREE BEDROOM SEMI DETACHED BUNGALOW, SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors comprising 'L' shaped entrance hallway, good size breakfast kitchen, living room leading onto conservatory, two bedrooms and shower room to the ground floor. Access is then provided from the larger of the two ground floor rooms to the attic bedroom.

Other benefits to the property include gas fired central heating from a combination boiler, a mixture of double glazed windows and access doors, front and rear gardens, off-street parking and a carport to the left hand side of the property.

The property itself sits favourably within this established location within close proximity of excellent nearby schooling for all ages, if required such as Ladycross, Cloudside and Friesland Schools. There is also easy access to nearby shopping facilities within Stapleford and Long Eaton and transport links such as the i4 bus route, A52, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardill's roundabout.

We believe the adaptability of the accommodation on offer, as well as the parking and garden space would suit a variety of buyers and we highly recommend an internal viewing.

'L' SHAPED ENTRANCE HALLWAY
Side open porch leading to an aluminium double glazed side entrance door, electricity meter box, doors to ground floor rooms, radiator with cabinet over, telephone point and saloon style doors via an archway into the breakfast kitchen.

LOUNGE
15'3" x 10'10" (4.67 x 3.32)
Accessed directly from the hallway with central chimney breast and brick and tiled fireplace incorporating coal effect fire, media points, radiator, coving, laminate flooring and sliding double glazed patio doors through to the conservatory.

CONSERVATORY
9'8" x 5'11" (2.97 x 1.81)
Brick and UPVC double glazed construction to the rear with French doors opening out to the rear garden, power and lighting points, tiled floor and panel heater.

BREAKFAST KITCHEN
16'1" x 9'4" (4.92 x 2.86)
The kitchen area comprises a range of matching fitted base and wall storage cupboards with roll top work surfaces incorporating Belfast sink unit with central raised mixer tap as well as an additional oval bowl counter top sink unit with another mixer tap with tiled splashbacks behind. Fitted four ring electric hob with extractor over, integrated eye level oven and grill, space for American style fridge/freezer, plumbing for washing machine and slimline dishwasher, windows to the side and rear, aluminium double glazed exit door to carport, space for further under-counter kitchen appliance such as tumble dryer, boiler cupboard housing the gas fired central heating boiler fitted in 2018, radiator large pantry cupboard, glass fronted crockery cupboards, plate display shelving, spotlights and laminate flooring.

SHOWER ROOM
6'10" x 5'4" (2.09 x 1.64)
Three piece suite comprising tiled and enclosed shower cubicle with glass shower door and mains fed shower over, wash hand basin with mixer tap and storage cupboards beneath, low flush w.c., partial tiling to walls, coving, mirror fronted bathroom cabinet, aluminium double glazed window to the side and towel radiator.

BEDROOM 2
10'10" x 9'4" (3.31 x 2.87)
Double glazed window to the front with fitted vertical blinds, radiator and a range of fitted wardrobes and matching overhead storage cupboards.

BEDROOM 1
11'10" x 10'11" (3.62 x 3.33)
Laminate flooring to match the hallway, double glazed window to the front with fitted vertical blinds, radiator, staircase rising to the second floor with useful understairs storage space incorporating hanging space and shelving.

ATTIC BEDROOM
16'0" x 15'5" (4.88 x 4.71)
Converted many years ago with mains supply central heating system two escape Velux windows to the rear and additional Velux window to the left hand side, a range of eaves storage compartments, power, lighting points and electric ceiling fan.

OUTSIDE
The front garden is lawned with planted rockery borders, side driveway leading down the left hand side of the property via pedestrian gates to a covered carport providing ample off-street parking which then offers side access doors into the bungalow itself. Beyond the carport is the detached garage and opening out to the rear garden. The rear garden extends to a good depth of approximately 110ft, creating lawn areas, stepping stone pathways, planted rockery, greenhouse, two garden sheds with power and lighting, a variety of well stocked bushes, trees and plants.

DETACHED GARAGE
Pitched roof, double doors to the front and window to the side, power and light.

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 continue straight over onto Derby Road, Sandiacre and proceed up the hill in the direction of Risley. Take an eventual left hand turn just prior to the motorway bridge onto York Avenue and follow the bend in the road round. The property can then be found on the left hand side identified by our For Sale Board.

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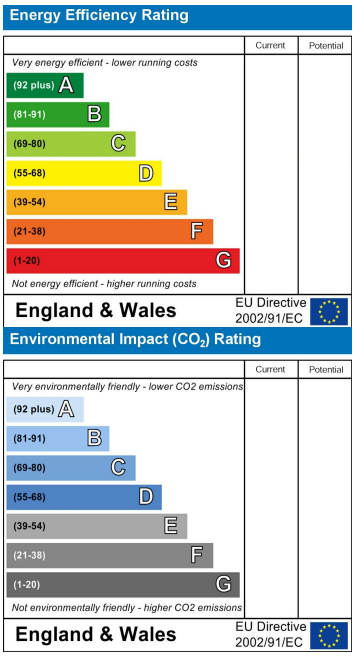

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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