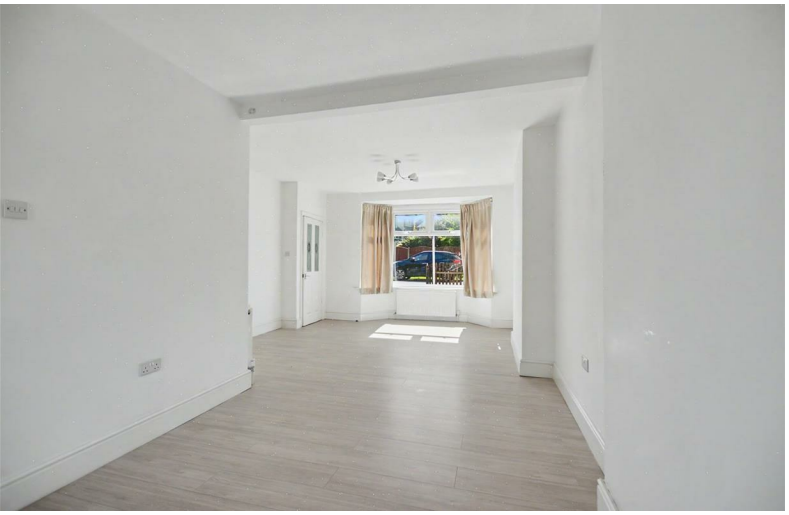
Robert Ellis

look no further. . .



Victor Crescent
Sandiacre, Nottingham NG10 5JY

A TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

Guide Price £225,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS FAVOURED AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall with staircase rising to the first floor, open plan through lounge/dining room with archway leading through to a modern kitchen. The first floor landing 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 and a generous enclosed rear garden.

The property is located in this favoured and established residential location within close proximity of both neighbouring towns of Stapleford and Long Eaton which both offer a wide variety of national and independent retailers and shopping facilities. There is also easy access to good road networks and transport links, such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the i4 bus service and the Nottingham electric tram terminus situated at Bardills roundabout. For those needing schooling, there is also a wide selection within Sandiacre, Stapleford and Long Eaton for all ages. The property also sits on the edge of open countryside and nearby canal/footpath walks.

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

ENTRANCE HALL
5'4" x 4'3" (1.64 x 1.31)
Composite and double glazed front entrance door, double glazed window to the side, radiator, laminate flooring, staircase rising to the first floor.

OPEN PLAN THROUGH LOUNGE/DINER
24'10" x 13'10" (7.59 x 4.24)
Double glazed bay window to the front, sliding double glazed patio doors to the rear opening out into the garden, two radiators, laminate flooring, media points. Archway to kitchen.

KITCHEN
10'9" x 8'0" (3.28 x 2.44)
The kitchen comprises a matching range of fitted base, wall and drawer units, with laminate-style roll top work surfaces incorporating one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, plumbing and space for under-counter washing machine and slimline dishwasher, boiler cupboard housing the gas fired combination boiler (for central heating and hot water), double glazed windows to both the side and rear, tiled floor, useful understairs storage pantry with double glazed window to the side, gas and electricity meters, shelving.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Double glazed window to the side. Loft access point to a partially boarded loft space via pull-down ladder.

BEDROOM ONE
12'2" x 10'11" (3.71 x 3.34)
Double glazed window to the front, radiator.

BEDROOM TWO
11'8" x 10'1" (3.56 x 3.08)
Double glazed window to the rear (with fitted blind), radiator.

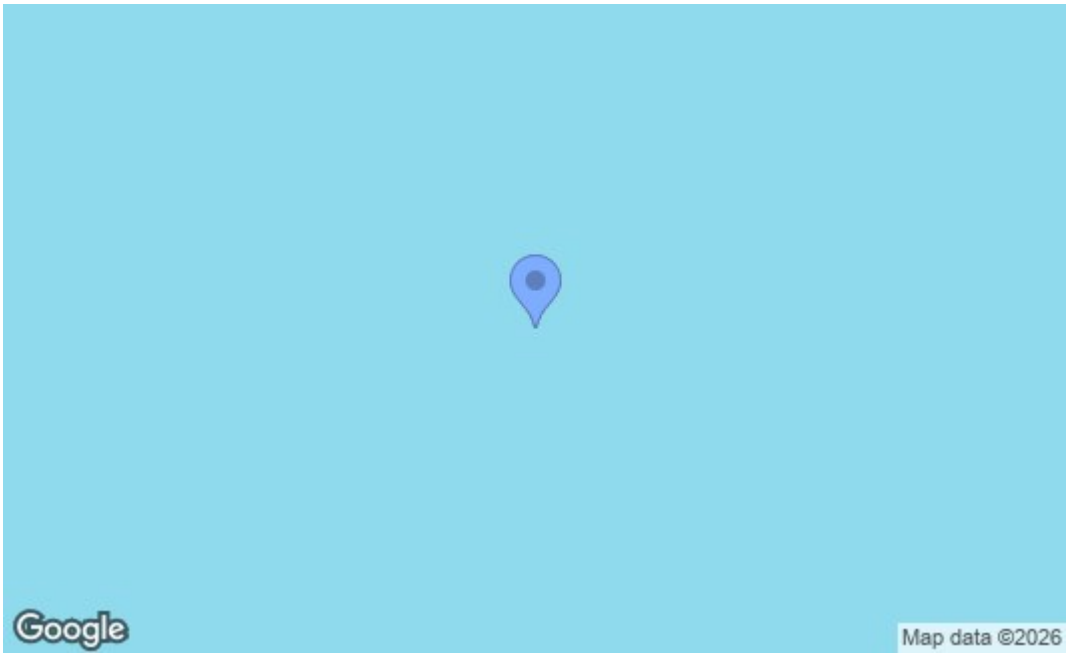
BEDROOM THREE
8'6" x 7'8" (2.60 x 2.34)
Double glazed window to the front, radiator.

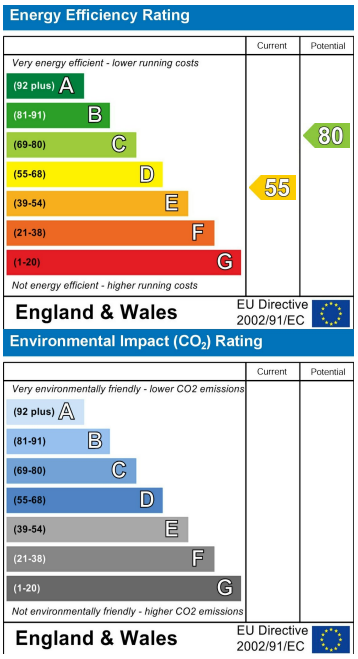
BATHROOM
7'2" x 4'9" (2.19 x 1.46)
Modern white three piece suite comprising panel bath with foldaway glass shower screen, mixer tap, handheld shower attachment, as well as two additional mains shower heads over, wash hand basin with mixer tap, push flush WC. Fully tiled walls and floor, wall mounted bathroom LED mirror, chrome ladder towel radiator, extractor fan, double glazed window to the front.

OUTSIDE
To the front of the property, there is a lowered kerb entry point to a gated block paved driveway providing off-street parking to the front with a shaped flowerbed, decorative picket fence to the boundary line. Pedestrian gated access then leads down the side of the property into the rear garden. The rear garden is of a good overall proportion, ideal for families, enclosed by timber fencing with concrete posts and gravel boards to the boundary line. The garden is predominantly lawned with decorative plum slate chippings, pathway providing access to the foot of the plot where a timber storage shed can be found. Within the garden there is a lighting point and water tap.

DIRECTIONS
Proceed away from Stapleford in the direction of Sandiacre. Upon reaching Sandiacre traffic lights, turn left onto Longmoor Lane. Proceed in the direction of Long Eaton before taking a left hand turn onto Austins Drive which turns into Victor Crescent. The property can be found on the left hand side, identified by our For Sale board.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish 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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044