Robert Ellis

look no further. . .

Maple Avenue
Sandiacre, Nottingham NG10 5EF

£320,000 Freehold

A RENOVATED & EXTREMELY WELL PRESENTED EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH NO UPWARD CHAIN THIS SPACIOUS EXTENDED RECENTLY REFRESHED AND RENOVATED FOUR BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, utility room, WC, formal bay fronted living room and open plan dining kitchen to the ground floor. The first floor landing then provides access to four bedrooms and a modern four piece bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, underfloor heating to the ground floor, off-street parking, large garaging, and gardens to the side and rear. The garage could be repurposed into further accommodation (subject to planning permission).

The property is located in this favoured spot being situated close to shops, schools and nearby transport links such as 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 open space and countryside, including that of Stoney Clouds and "Cardboard Hill".

Due to the space on offer on both floors, we believe the property would make an ideal family home.

We highly recommend an internal viewing.

ENTRANCE HALL
14'4" x 6'5" (4.38 x 1.98)
Feature full height composite and double glazed front entrance door with full height double glazed window to the side of the door, storage space with ample fitted wardrobes, storage cupboards, tiled floor with underfloor heating. Opening through to the inner hallway where the staircase rises to the first floor with decorative balustrade and doors to the living room and kitchen. Further door to the utility room.

UTILITY ROOM
7'5" x 4'0" (2.28 x 1.24)
Plumbing and undercounter space for washing machine and tumble dryer with countertop space above and useful fitted wall and floor based storage cabinets, tiled floor with underfloor heating, Xpelair extractor fan. Ceiling spotlights, sliding door to the WC.

WC
4'3" x 3'10" (1.31 x 1.17)
Modern two piece suite comprising push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Ceiling light, useful storage cabinet, tiled floor.

DINING/LIVING ROOM
13'8" x 12'4" (4.18 x 3.76)
Double glazed bay window to the front (with fitted independent roller blinds), tiled floor with underfloor heating, ceiling LED spotlights, useful understairs storage cupboard.

OPEN PLAN DINING KITCHEN
24'11" x 17'6" (7.62 x 5.35)
The kitchen area comprises a matching handleless range of fitted soft-closing base and wall storage cupboards with square edge work surfacing incorporating sink unit with half draining board and central swan neck style mixer tap, fitted Whirlpool three ring hob with extractor over, inbuilt eye level Bosch double ovens and coffee machine, integrated fridge/freezer and dishwasher. Ceiling spotlights, under-cabinet lighting, tiled floor with underfloor heating. Opening through to the dining area and family zone. The family area has a wall mounted TV bracket and media points behind, double glazed window to the side, ceiling light and double glazed window to the rear. The tiled floor and underlfoor heating continues throughout. To the rear of the kitchen there is also ample space for a dining table and chairs, with fully opening bi-fold doors to the rear opening out to the decking-style courtyard garden with further continuation of the tiled floor with underfloor heating, ceiling light, spotlights.

FIRST FLOOR LANDING
Decorative glass and steel-effect balustrade, ceiling spotlights, laminate flooring. Doors to all bedrooms and bathroom. Access to a boarded and insulated loft space by a pulldown wooden loft ladder.

BEDROOM ONE
13'10" x 10'10" (4.22 x 3.32)
Double glazed window to the front (with fitted roller blind), radiator, ceiling spotlights, laminate floor (to match the landing), open wardrobes fitted to one wall with shelving, hanging rails and fitted drawers.

BEDROOM TWO
9'4" x 8'9" (2.87 x 2.69)
Double glazed window to the front, radiator, laminate flooring, ceiling spotlights. Fitted wardrobes with shelving and storage space.

BEDROOM THREE
9'3" x 7'6" (2.82 x 2.30)
Double glazed window to the rear, radiator, laminate flooring, ceiling spotlights, fitted mirror fronted double wardrobe.

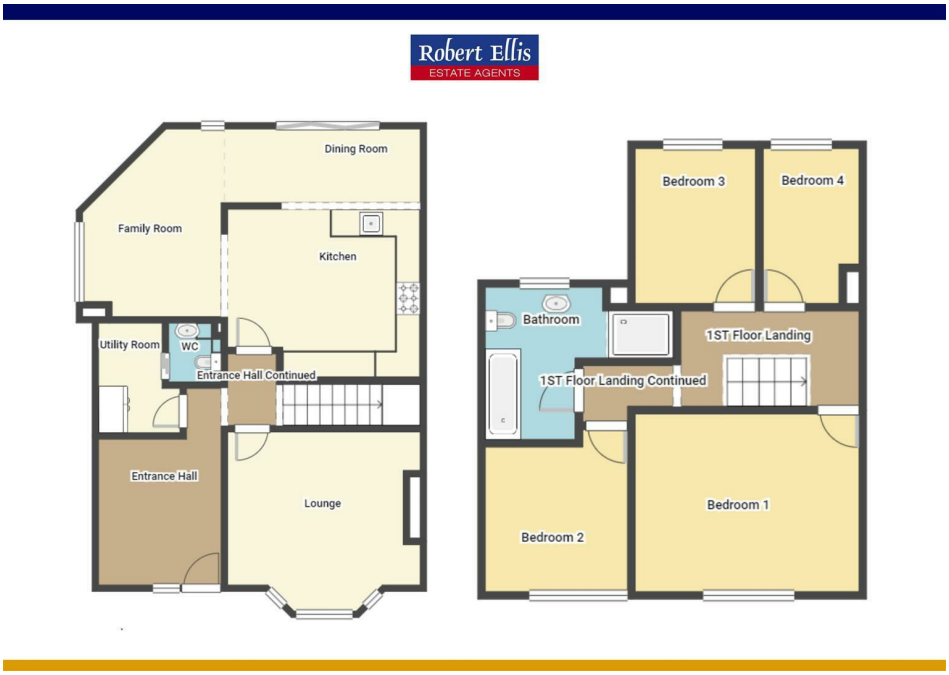
BEDROOM FOUR
8'10" x 5'10" (2.71 x 1.80)
Double glazed window to the rear, radiator, laminate flooring, ceiling spotlights, fitted mirror fronted wardrobe.

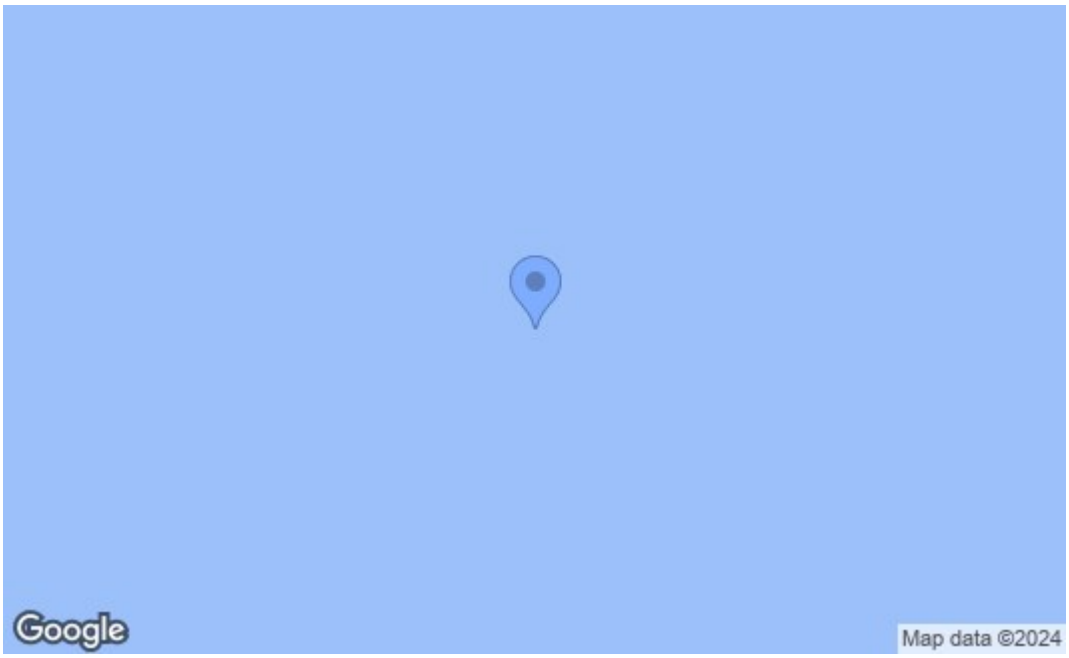
BATHROOM
8'7" x 5'4" (2.62 x 1.64)
Modern four piece suite comprising separate walk-in tiled and enclosed shower cubicle with dual attachment hidden pipe shower and glass shower screen/door, wash hand basin with mixer tap and storage drawer beneath, push flush WC, separate bathtub with central mixer tap. Fully tiled contrasting walls and floor, double glazed window to the rear (with fitted blinds), Xpelair extractor fan, ceiling spotlights.

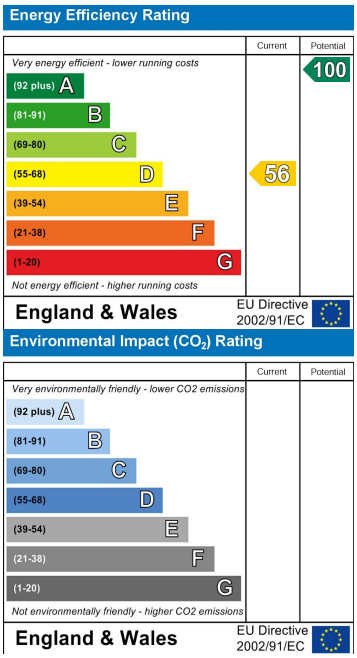
OUTSIDE
To the front of the property there is a dwarf brick boundary wall with decorative brickwork to the top, double pedestrian wrought iron gates providing access to a driveway providing off-street parking comfortably for 2/3 cars, stepped access to a lower front patio garden with access to the front entrance door and flowerbeds housing a variety of bushes and shrubbery. The garden then extends to the left hand side of the property being enclosed by timber fencing which is predominantly lawned (ideal for entertaining). There is then pedestrian access which leads down the side of the property into the rear garden area.

TO THE REAR
The rear garden area is designed for straight-forward maintenance being a private decked courtyard-style garden with bi-fold door access from the kitchen extending entertaining space to outside. There is also a personal access door to the garage, external lighting points and water tap within the garden area.

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 right onto Town Street and proceed parallel with the canal heading in the direction of Stanton by Dale. At the bend in the road, turn left onto Church Street and continue around to the left onto Stanton Road. Take a right hand turn onto Beech Avenue and at the top, turn left onto Maple Avenue. Take an immediate right hand turn onto the private road (still Maple Avenue) and the property can be found on the right hand side, identified by our For Sale board. Ref: 8283NH







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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