

Dorothy Avenue  
Sandiacre, Nottingham NG10 5LH

**£240,000 Freehold**

A TRADITIONAL BAY FRONTED THREE  
BEDROOM SEMI DETACHED HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND RECENTLY RENOVATED TRADITIONAL BAY FRONTED THREE BEDROOM, TWO BATHROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall with staircase rising to the first floor, bay fronted living room and spacious extended family dining kitchen leading through to a ground floor bathroom suite. The first floor landing then provides access to three bedrooms with the principal bedroom benefitting from an en-suite three piece shower room.

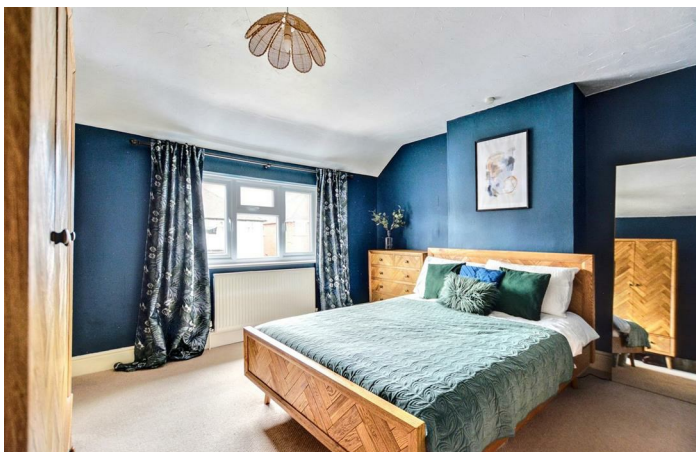
The property also benefits from a recently installed gas fired combination boiler (for central heating and hot water purposes), double glazing throughout, off-street parking to the front and an enclosed garden space to the rear.

Further improvements made by the current owners are the re-fitting of a new kitchen suite, as well as general cosmetic improvements throughout.

The property is positioned favourably within close proximity of nearby schooling for all ages, such as Ladycross, Cloudside and Friesland. There there is also easy access to good transport links to and from the surrounding area, such as the A52 for Nottingham/Derby, Junction 25 of the M11 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to nearby shops, services and amenities in Sandiacre itself and the neighbouring towns of Stapleford and Long Eaton. There is good access to open countryside and local walks.

The property is in a ready to move into condition and would be an ideal first time buy or young family home. We highly recommend an internal viewing.



## ENTRANCE HALL

4'11" x 3'9" (1.50 x 1.16)

Composite and double glazed front entrance door, radiator, staircase rising to the first floor, door to living room, laminate flooring.

## LIVING ROOM

15'1" x 13'5" (4.61 x 4.09)

Traditional bay window to the front (with fitted blinds), laminate flooring, radiator, coving, wall light points, media outlets, useful understairs storage cupboard, feature Georgian-style sliding doors opening through to the family dining kitchen, central chimney breast incorporating an exposed brick decorative fire surround and matching hearth incorporating a coal effect fire.

## OPEN PLAN FAMILY DINING KITCHEN

18'8" x 10'5" reducing to 8'10" (5.70 x 3.18 reducing to 2.70)

Re-fitted approximately 4 years ago comprising a matching range of fitted base and wall storage cupboards and drawers, with butchers block-style square edge work surfacing incorporating porcelain sink unit with central mixer tap. Built-in appliances include dishwasher, washing machine, fridge and freezer, as well as four ring gas hob and built-in eye level double oven and combination grill. Boiler cupboard housing the recently installed gas fired combination boiler (for central heating and hot water purposes), central island unit incorporating further storage space, laminate flooring (to match the living room), ample space for dining table and chairs, feature vertical radiator, coving, spotlights, glass fronted crockery cupboards, double glazed windows to both the side and rear (with fitted blinds), uPVC panel and double glazed door to outside.

## GROUND FLOOR BATHROOM

9'0" x 7'4" (2.76 x 2.24)

Three piece suite comprising corner bath with bath seat and electric shower over, push flush WC, wash hand basin with mixer tap. Marble-style tiling to the walls, contrasting tiling to the floor, radiator, double glazed windows to both the side and rear (both with fitted blinds).

## FIRST FLOOR LANDING

Doors to all bedrooms. Double glazed window to the side (with fitted blinds). Loft access point via pulldown loft ladders to a boarded, lit and insulated loft space.

## BEDROOM ONE

13'5" x 13'3" (4.10 x 4.04)

Radiator, double glazed window to the front, TV point. Door to en-suite.

## EN-SUITE

5'0" x 4'9" (1.53 x 1.47)

Three piece suite incorporating a wash hand basin with mixer tap, push flush WC, shower cubicle with electric shower and glass screen/sliding doors. Tiling to the walls and floor, radiator, double glazed window to the front (with fitted blinds), extractor fan.

## BEDROOM TWO

9'2" x 8'10" (2.81 x 2.70)

Double glazed window to the rear, laminate flooring, radiator.

## BEDROOM THREE

7'5" x 6'1" (2.28 x 1.87)

Radiator, double glazed window to the rear, laminate flooring.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a landscaped front garden providing forecourt parking with perimeter fencing and a wall. There is gated pedestrian access which leads down the side of the property into the rear garden. The rear garden is split into various sections with a decked entertaining space located towards the foot of the plot, flanked by a shaped lawn with decorative white stone edging housing a variety of bushes and shrubbery. There is an initial paved patio courtyard seating area accessed directly from the kitchen uPVC door. The garden also benefits from a garden shed situated in the top left hand corner of the plot (with power and lighting), as well as an external water tap and security light.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the Sandiacre traffic lights, continue straight over onto Derby Road and take a left hand turn onto Dorothy Avenue. The property can then be found on the left hand side.

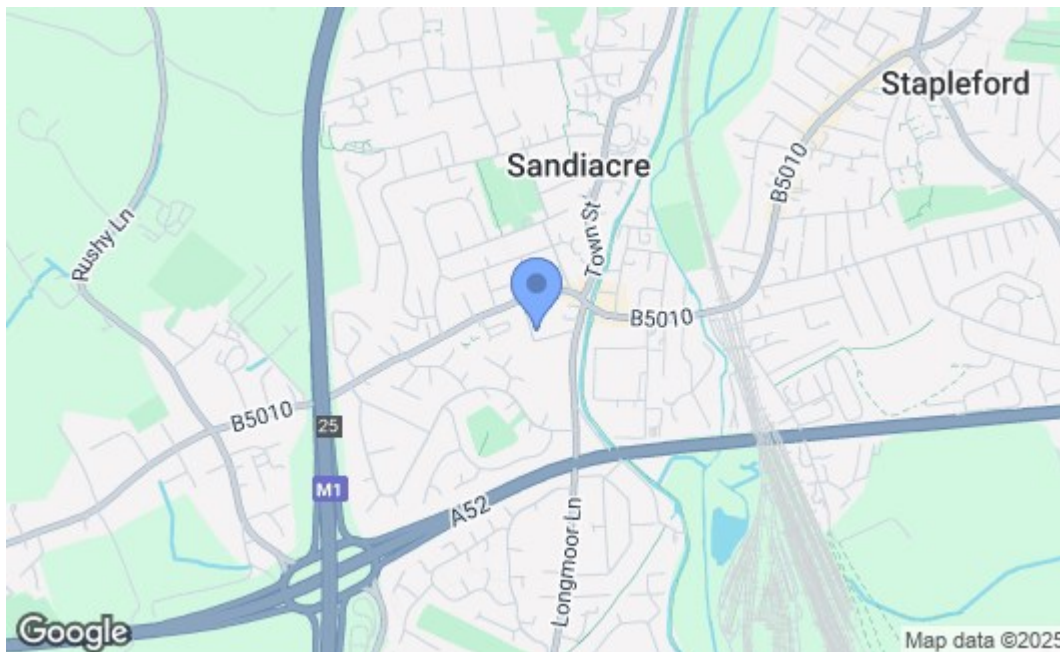
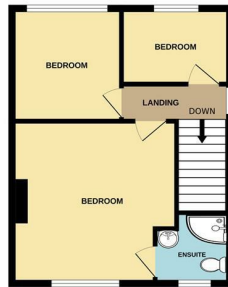




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.