Robert Ellis

look no further. . .

Wood Avenue
Sandiacre, Nottingham NG10 5FX

A THREE BEDROOM SEMI DETACHED HOUSE.

£245,000 Freehold

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A traditional three bedroom semi detached house in a popular residential suburb.

A particular feature of this property is the open plan family dining kitchen which offers a great social and entertaining space and has a central island unit with breakfast bar and granite worktops.

Further features of this property include gas fired central heating served from a combination boiler and double glazed windows throughout.

The property is set back from the road and has the benefit of off-street parking.

The rear garden is fenced and enclosed and offers a family-friendly area with a substantial patio (great for alfresco dining and BBQing) with a picked fenced, enclosed lawn.

Situated in this popular residential suburb which is great for families and commuters alike, as schools for all ages are within walking distance, as is a regular bus service, local shops and amenities. There are various open spaces nearby, including a play park and Stoney Clouds Nature Reserve. For those looking to commute, within a few minute's drive the A52 can be found linking Nottingham, Derby and Junction 25 of the M1 motorway.

Internal viewing is recommended.

ENTRANCE HALL
uPVC double glazed front entrance door, stairs to the first floor, radiator.

LIVING ROOM
16'7" x 10'2" (5.06 x 3.10)
Radiator, double glazed window to the front, double glazed French doors opening to the patio area.

DINING KITCHEN
16'7" x 15'0" overall (5.08 x 4.58 overall)
Incorporating a comprehensive range of fitted wall, base and drawer units, with contrasting low profile square edge worktops and inset one and a half bowl sink unit with single drainer. Feature matching wraparound breakfast bar/island unit. Built-in electric oven, hob and extractor hood over. Further integrated appliances include fridge/freezer, dishwasher and washing machine. Double glazed window to the rear, double glazed door to the side, double glazed window to the front.

FIRST FLOOR LANDING
Double glazed window with window seat. Built-in airing cupboard housing 'Baxi' gas combination boiler (for central heating and hot water).

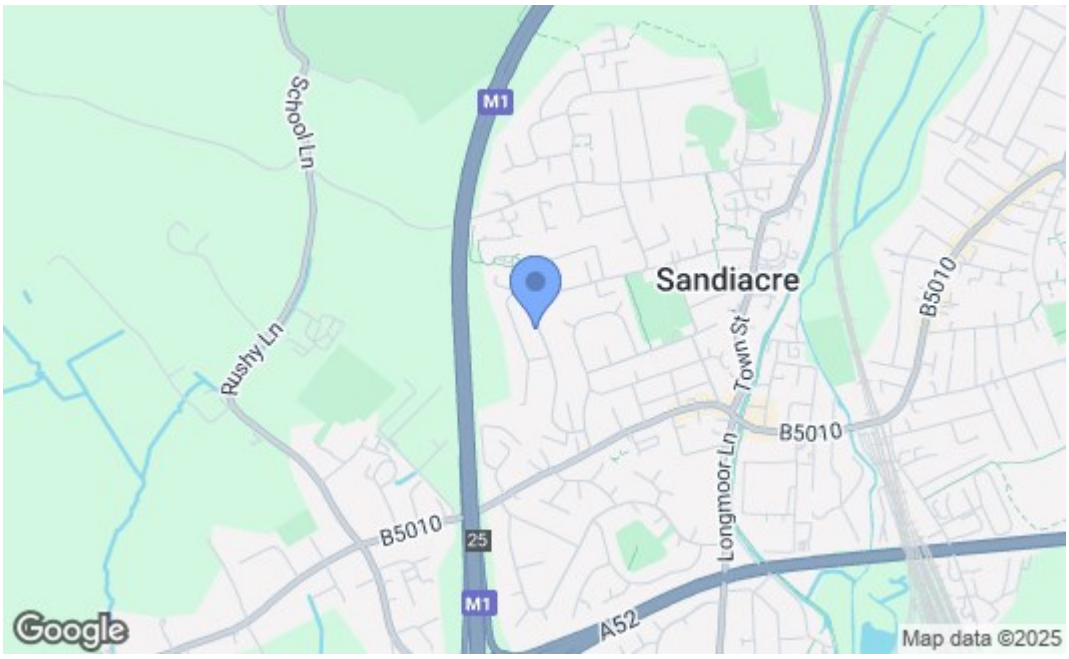
BEDROOM ONE
13'0" x 9'4" (3.98 x 2.86)
Feature bedhead concealing walk-in wardrobe with hanging space and shelves. Further built-in wardrobe, radiator, double glazed window to the front.

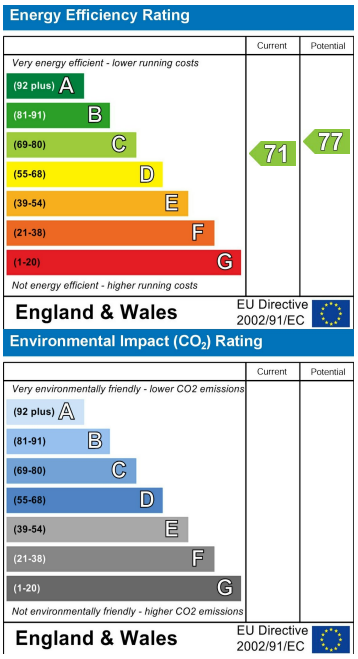
BEDROOM TWO
10'8" x 10'2" (3.27 x 3.10)
Built-in storage unit with shelving, radiator, double glazed window to the front.

BEDROOM THREE
10'0" x 6'10" (3.06 x 2.09)
Hatch and ladder to mostly boarded loft, radiator, double glazed window to the rear.

FAMILY BATHROOM
5'5" x 7'1" increasing to 10'2" (1.66 x 2.16 increasing to 3.11)
Three piece suite comprising pedestal wash hand basin, low flush WC and panel bath with mixer shower attachment over. Shower screen, partially tiled walls, heated towel rail, double glazed window.

OUTSIDE
The property is set back from the road on a slightly elevated position with hedged and fenced-in front garden laid to lawn with mature tree and shrub borders. Block paved driveway providing off-street parking. Gated pedestrian access at the side leading to the rear garden. The rear garden is fenced and enclosed with a feature stone-style patio terraced area, with outside power and tap. Railway sleeper-style steps with picket fence and gate leading to the main garden which is laid to lawn.





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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