Robert Ellis

look no further. . .

Spencer Avenue
Sandiacre, Nottingham NG10 5DA

AN EXTENDED & ADAPTABLE FOUR BEDROOM TWO BATHROOM SEMI DETACHED HOUSE.

£225,000 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS EXTENDED AND ADAPTABLE FOUR BEDROOM SEMI DETACHED HOUSE SITUATED IN A QUIET CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, living room, dining kitchen, conservatory, ground floor bedroom/playroom, en-suite wet room and utility room. The first floor landing then provides access to three bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking, and a generous side and rear garden with ample storage.

The property sits favourably within walking distance of nearby schooling for all ages such as Ladycross, Cloudside and Friesland. There is also easy access to a nearby convenience store situated on Stanton Road, as well as fantastic transport links to the surrounding area including the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

The extended and adaptable accommodation also provides a useful ground floor bedroom/playroom with en-suite wet room facilities and storage, ideal for a dependent relative, potential annex or teenager's den.

We highly recommend an internal viewing.

ENTRANCE HALL
3'7" x 3'3" (1.10 x 1.00)
uPVC panel and double glazed front entrance door, vertical radiator, stairs to the first floor. Door to the lounge.

LOUNGE
14'9" x 11'10" (4.51 x 3.63)
Double glazed window to the front (with fitted blinds), radiator, media points, feature fire surround. Door to the dining kitchen.

DINING KITCHEN
17'11" x 8'5" (5.47 x 2.58)
The kitchen area comprises a range of matching fitted base and wall storage cupboards with roll edge work surfacing incorporating inset four ring gas hob with extractor over and oven beneath. Inset one and a half bowl sink unit with draining board and central mixer tap with tiled splashbacks, plumbing for washing machine or dishwasher, space for under-counter fridge or freezer, glass fronted display cabinets, double glazed window to the rear (with fitted blinds), radiator, ample space for dining table and chairs, coving, spotlights, useful understairs storage pantry. uPVC double glazed door to the utility room, door to the storage room and uPVC double glazed door to the conservatory.

UTILITY ROOM
9'5" x 5'0" (2.88 x 1.53)
Brick and uPVC construction with double glazed windows to the front and side (with fitted blinds), radiator, tiled floor, sloping roof. uPVC panel and double glazed front entrance door. Plumbing for washing machine and space for fridge/freezer.

CONSERVATORY
Brick and double glazed construction with sloping roof and fitted blinds throughout, radiator, sliding double glazed patio doors to the rear garden. Door to the ground floor bedroom/playroom.

GROUND FLOOR BEDROOM/PLAYROOM
13'7" x 8'9" (4.16 x 2.67)
Double glazed window to the rear, radiator, TV point, walk-in wardrobe/storage cupboard with door access back to the kitchen, fixed shelving, hanging rail and lighting. A sliding door then leads from the ground floor bedroom/playroom into the en-suite wet room.

EN-SUITE WET ROOM
8'8" x 4'9" (2.66 x 1.46)
Three piece suite comprising walk-in shower area with electric shower, low flush WC, wash hand basin with tiled splashbacks, double glazed window to the front (with fitted blinds), wall mounted bathroom light incorporating shaver point, extractor fan.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom, double glazed window to the side. Loft access point.

BEDROOM ONE
10'8" x 9'1" (3.26 x 2.79)
Double glazed window to the front, radiator, TV point.

BEDROOM TWO
11'3" x 9'5" (3.43 x 2.89)
Double glazed window to the rear, radiator, boiler cupboard housing the gas fired combination boiler, with useful storage shelving space.

BEDROOM THREE
8'1" x 8'0" (2.48 x 2.46)
Double glazed window to the rear, radiator.

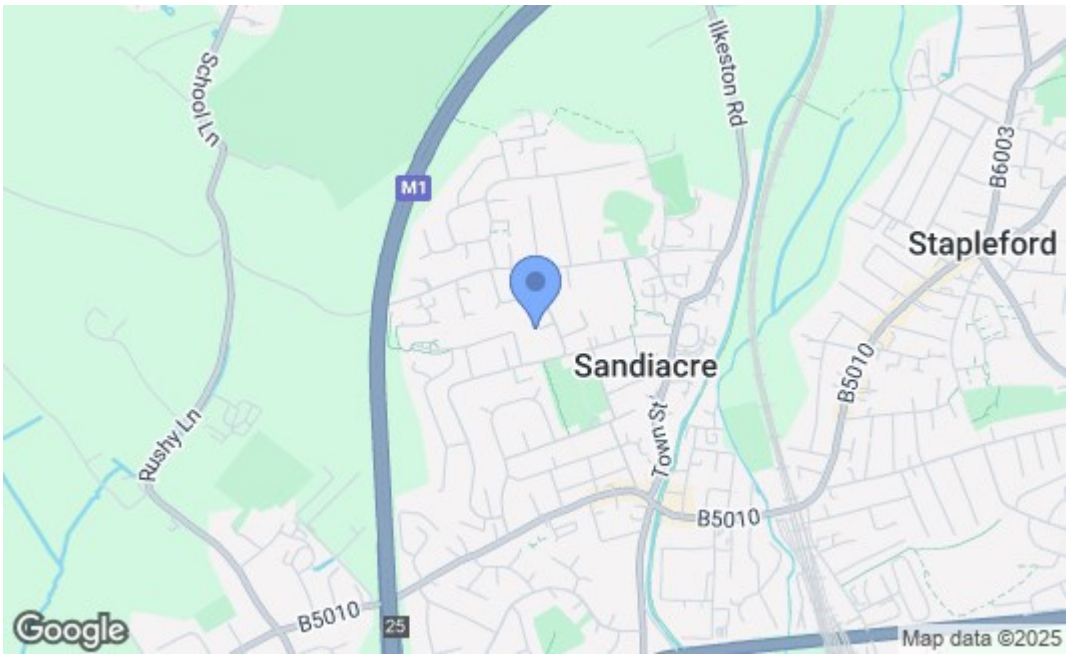
BATHROOM
6'11" x 5'9" (2.11 x 1.76)
Three piece suite comprising bath with 'Triton' electric shower over, wash hand basin, low flush WC. Partially tiled walls, double glazed window to the front (with fitted blinds), radiator.

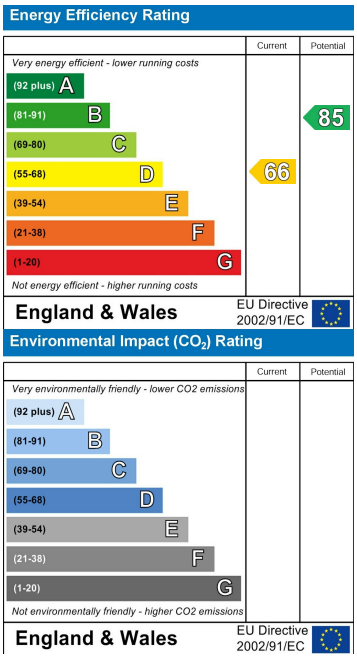
OUTSIDE
To the front of the property there is a block paved driveway providing side-by-side off-street parking for two cars, gated access leading to the side and rear gardens which comprise of two storage sheds (one with power and lighting), artificial lawn for ease of maintenance, useful paved patio area (ideal for entertaining), enclosed by timber fencing with concrete posts and gravel boards. There is an outside water tap and lighting point. The enclosed top lawn (ideal for families), raised flowerbeds with a variety of bushes and shrubbery, decorative slate chippings.

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 in the direction of Stanton by Dale. Look for and take a left turn onto Kings Road and continue to the "T" junction and turn right onto Spencer Avenue. Take the first left into the cul de sac (still Spencer Avenue) and the property can be found straight ahead, identified by our For Sale board.

COUNCIL TAX
Erewash Borough Council Band B.

Material Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – Yes
Sewage – Mains supply
Flood Risk: Surface Water - Low, Rivers & Sea - Very Low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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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