Robert Ellis

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12 Albert Road
Sandiacre, Nottingham NG10 5BU

AN EXTENDED THREE BEDROOM
DETACHED HOUSE

£219,950 Freehold

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AN EXTENDED THREE BEDROOM DETACHED HOUSE.

Benefiting from gas fired central heating served from a combination boiler, UPVC double glazed windows and a UPVC double glazed conservatory which enjoys aspects over the rear garden. Further features include two reception rooms and fitted kitchen with built-in appliances.

The property is situated in a popular and convenient location with an enviable position, being located across the road from an open park with a gated driveway leading to an integral single garage and the attractive landscaped gardens have patio and lawn and a useful gardeners w.c.

Offered for sale with no upward chain, an internal viewing is highly recommended.

ENTRANCE PORCH
UPVC double glazed window, front entrance door with further door to:

ENTRANCE HALL
Radiator, stairs to the first floor and door to lounge.

LOUNGE
13'6" x 12'0" (4.12 x 3.66)
Flame effect gas fire with Adam style surround, radiator and double glazed bay window to the front.

DINING ROOM
13'8" x 15'2" narrowing to 9'10" (4.19 x 4.63 narrowing to 3)
Gas fire, radiator, walk-in pantry, access to kitchen, double glazed picture window and double glazed French doors leading to the conservatory.

CONSERVATORY
12'4" x 11'11" (3.76 x 3.64)
UPVC double glazed on a brick dwarf wall with double glazed French door to rear garden and useful door to garage.

KITCHEN
10'11" x 8'2" (3.34 x 2.5)
Incorporating a range of modern fitted wall, base and drawer units with roll edge work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven and gas hob. Integrated washing machine, dishwasher and fridge. Double glazed window and door to rear.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

BEDROOM 1
17'0" x 7'9" (5.2 x 2.37)
Fitted bedroom furniture, including wardrobes, dressing table, drawers and bedside cabinets. Useful vanity area with wash hand basin. Radiator and double glazed window to the rear.

BEDROOM 2
11'1" x 8'7" (3.39 x 2.62)
Over-stairs storage cupboard, fitted wardrobe, radiator and double glazed window to the front.

BEDROOM 3
11'3" x 7'3" (3.45 x 2.22)
Fitted wardrobe, radiator and double glazed window to the front.

FAMILY BATHROOM
8'0" x 5'11" (2.44 x 1.82)
Three piece suite comprising wash hand basin, low flush w.c. and panel bath with electric shower. Built-in airing cupboard housing wall mounted British Gas combination boiler. Partially tiled walls, heated towel rail and double glazed window.

OUTSIDE
Enclosed frontage with gated pedestrian access and gated vehicle access to hard standing providing off-street parking and leading to garage. The rear garden is enclosed and laid mainly to lawn with patio and well tended flower and shrub bedding. There is an attached brick built gardeners w.c. housing a high flush suite.

GARAGE
20'9" x 7'5" (6.34 x 2.27)
Light and power, twin timber doors accessed from the front elevation and door to conservatory.

DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre. Proceed over the bridge into Station Road, Sandiacre. At the traffic light crossroads continue over into Derby Road, turning almost immediately right by the Co-op onto King Edward Street. Follow the road to the 'T' junction, bearing right, onto Doncaster Avenue and then left onto Albert Road, following the road along and the property can be found on the right hand side opposite the park.

Ref: 5803ps

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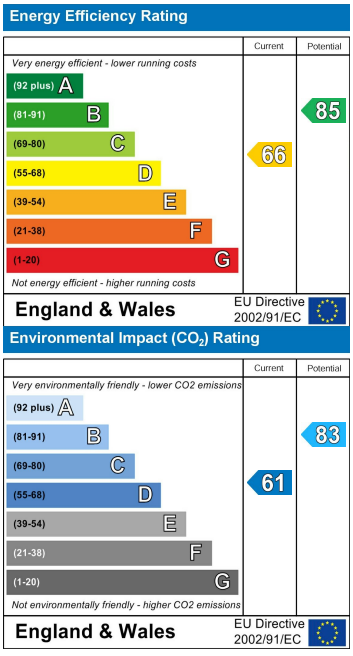

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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