



**Gloucester Avenue
Sandiacre, Nottingham NG10 5GX**

A THREE BEDROOM TWO RECEPTION
ROOM PLUS CONSERVATORY DETACHED
HOUSE.

£325,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET FOR THE FIRST TIME IN OVER 40 YEARS THIS EXTENDED THREE BEDROOM TWO RECEPTION ROOM PLUS CONSERVATORY DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED CUL DE SAC LOCATION.

With accommodation over two floors comprising entrance porch to entrance hall, ground floor WC, living room, dining room, conservatory and kitchen to the ground floor. The first floor landing provides access to three bedrooms and a bathroom.

Other benefits to the property include gas fired central heating, double glazing, ample off-street parking and detached garage, as well as front garden and generous rear garden.

The property sits within the quiet and established cul de sac location consisting of only a few dwellings being well located close to excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland Schools, there is also good access to road networks and transport links such as the i4 bus stop, the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

The property also sits within easy reach of the shops and services within nearby towns of Stapleford and Long Eaton, whilst also providing good walking routes and easy access to nearby countryside.

We believe that the property would make an ideal family home and we highly recommend an internal viewing.



ENTRANCE PORCH

2'11" x 2'11" (0.91 x 0.90)

uPVC panel and double glazed Georgian-style front entrance door, tiled floor and further uPVC panel and double glazed door to hallway.

ENTRANCE HALL

14'0" x 7'6" (4.28 x 2.30)

Staircase rising to the first floor with decorative spindle balustrade, two radiators, double glazed window to the side, wooden flooring, coving, useful cloaks cupboard with feature porthole window to the front, shelving, coat pegs, continuation of the wooden flooring and electricity meter. Useful understairs storage cupboard, internal doors, to living room, dining room and kitchen. Door to WC.

WC

4'3" x 2'6" (1.32 x 0.78)

Modern white two piece suite comprising push flush WC and wash hand basin, tiled walls to dado height, tiled floor, double glazed window to the side, spotlight and extractor fan.

KITCHEN

14'10" x 7'1" (4.53 x 2.17)

The kitchen comprises a matching range of fitted base and wall storage cupboards with marble effect roll top work surfaces incorporating counter level one and a half bowl sink unit with draining board and central mixer tap, space for cooker with extractor canopy over, plumbing for washing machine and space for tumble dryer. Integrated fridge, breakfast bar with space for two/three barstools, glass fronted crockery cupboards, coving, TV point, double glazed windows to the side and rear both with fitted roller blinds, uPVC panel and double glazed exit door to driveway and doorway back to the hallway.

LIVING ROOM

18'9" x 10'11" (5.73 x 3.34)

uPVC double glazed windows to the rear and uPVC panel and double glazed door to the conservatory. Radiator, wall light points, opening through to dining room, media points, coving, feature Adam-style fire surround incorporating central fire and laminate flooring.

CONSERVATORY

9'8" x 10'10" (2.95 x 3.32)

Brick and double glazed construction with pitched ceiling and ceiling fan, with tiled floor, mains radiator, fitted roller blinds and uPVC double glazed French doors opening out to the garden patio.

DINING ROOM

11'11" x 11'5" (3.64 x 3.49)

Georgian-style double glazed window to the front, matching to the living room laminate flooring, radiator, wall light points and coving.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom, double glazed window to the side and coving.

BEDROOM ONE

12'8" x 10'5" (3.88 x 3.18)

Double glazed window to the rear offering far reaching views, radiator, coving and laminate flooring.

BEDROOM TWO

12'0" x 10'9" (3.66 x 3.29)

Double glazed Georgian-style window to the front with fitted roller blind, radiator, coving, laminate flooring and a range of fitted wardrobes, drawers, vanity unit and overhead storage cupboards to one wall.

BEDROOM THREE

8'6" x 7'3" (2.60 x 2.23)

Georgian-style double glazed window to the front, radiator and coving.

BATHROOM

8'8" x 7'10" (2.66 x 2.40)

Modern white four piece suite comprising bath, push flush WC and wash hand basin with storage cupboards beneath above, and separate shower cubicle with decorative splashboards and mains ran shower. A further array of bathroom cabinets, one of which incorporates the gas fired central heating combination boiler (for central heating and hot water purposes), double glazed windows to the rear and side, the rear with a fitted roller blind, wall tiling, floor tiling, chrome heated ladder towel radiator and loft access point to a half boarded, lit and insulated loft space.

OUTSIDE

To the front of the property there is a shaped lawn and planted borders housing a variety of bushes and hedgerow to the boundary line, gravel pathway providing access to the front entrance door and a front driveway providing off-street parking in turn leading to the double gates offering access down the right hand side of the property. The right hand side of the property offers a continuation of the driveway from the front providing a further secure off-street parking space leading to the detached garage and open access into the rear garden.

REAR GARDEN

Well established and proportioned, incorporating a generous lawn section with planted borders housing a variety of specimen bushes, shrubs, trees and plants. There is an initial paved patio area (ideal for entertaining, accessed from the conservatory), space for and included is a timber storage shed and greenhouse. There is an external lighting point and water tap.

DETACHED GARAGE

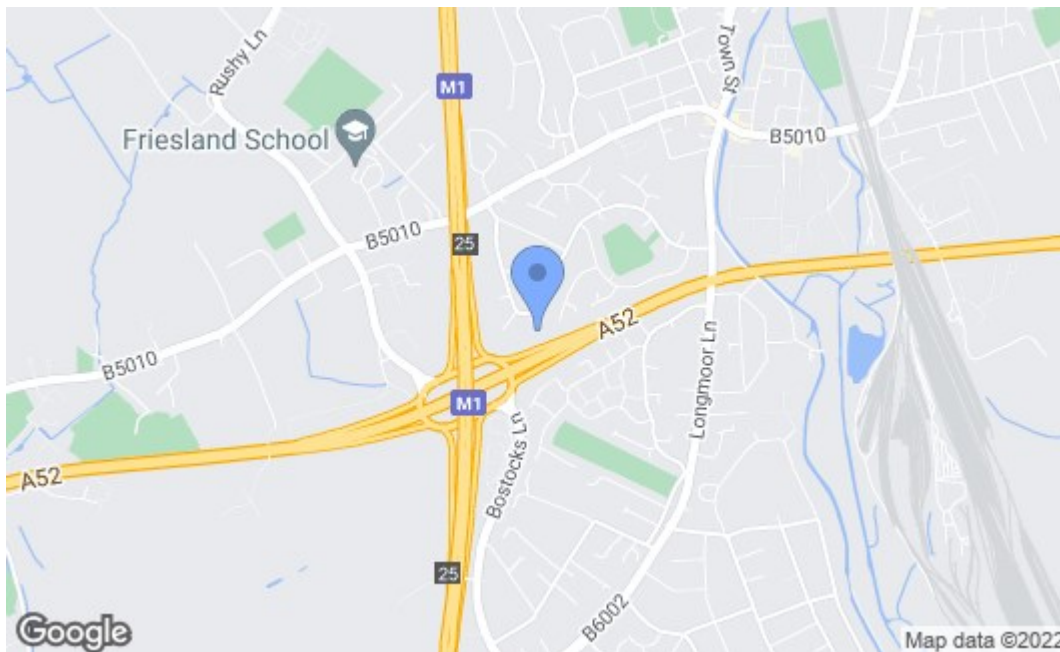
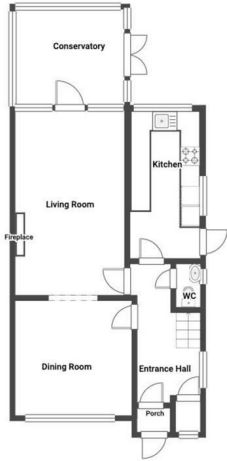
Up and over door to the front, personal access uPVC door and window to the side, pitched roof, power and lighting points.

DIRECTIONAL NOTE

From our Stapleford Branch, proceed in the direction of Sandiacre crossing the bridge onto Station Road. At the traffic light junction, turn left onto Longmoor Lane and proceed as if heading in the direction of Long Eaton. Look for and take an eventual right hand turn onto Hayworth Road and continue over the brow of the hill before taking an eventual left hand turn (after Hayworth Road become Lancaster Avenue) onto Gloucester Avenue. The property can then be found on the left hand side identified by our For Sale board.

Ref. 7619NH





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.