



**Maple Avenue  
Sandiacre, Nottingham NG10 5EF**

A MODERNISED LATE 1960'S THREE  
BEDROOM DETACHED HOUSE.

**Offers Over £310,000 Freehold**





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS RENOVATED AND EXTREMELY WELL PRESENTED 1960'S THREE BEDROOM DETACHED HOUSE POSITIONED IN THIS FAVOURED AND ESTABLISHED RESIDENTIAL LOCATION IN SANDIACRE.

The property is secluded and set back privately from the road behind security gates offering a generous frontage with off-street parking leading to a garage and front lawn. The rear garden also compliments the overall size of the property and plot offering a good size entertaining space, two lawn sections, well stocked and planted screened borders. Replacement doors and windows throughout.

The property benefits from gas fired central heating from combination boiler, double glazing, off-street parking, single garage, front and rear gardens, modern fixtures and fittings throughout. The property has been fully re-wired, with USB power plugs situated in useful areas, newly fitted internal doors, re-plastered throughout, cavity wall insulation, there is a wireless thermostat to control the central heating.

The property sits favourably within close proximity of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland Schools. There is also easy access to a variety of nearby transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access nearby to open countryside and green space, including Stoney Clouds Nature Reserve, walks along the Erewash Canal, whilst also being on the doorstep to villages such as Stanton by Dale, Dale Abbey and Risley.

We believe that the property would make an ideal family home and certainly for someone looking for a property that is ready to move into and would therefore highly recommend an internal viewing.



## ENTRANCE HALL

12'4" x 5'6" (3.76 x 1.68)

Composite double glazed front entrance door set within an open porch with full height double glazed windows to either side of the door, feature floor tiles, modern fitted radiator, staircase rising to the first floor, useful understairs storage cupboard which has a double glazed window to the side, lighting point, power and coat pegs, plumbed in cold water supply and waste (the top loading washing machine can be left if required). Doors to the living room and dining kitchen. Smoke alarm fitted and insulation underneath the floor tiles.

## LOUNGE

16'7" x 9'11" (5.07 x 3.04)

Double glazed window to the front overlooking the front garden, fitted modern radiator, media points. Opening through to the dining kitchen. Space and availability for a fireplace to be fitted if required with chimney breast opening and granite hearth.

## DINING KITCHEN

16'6" x 8'4" (5.03 x 2.55)

Equipped with a newly fitted range of contrasting fitted wall and base storage cupboards with marble effect square edge work surfacing incorporating one and a half bowl sink unit with draining board and pull out spray hose mixer tap. Under-counter cabinet lighting and drop down lights (x6). Fitted counter-level four ring induction hob with extractor unit over and fitted oven beneath. Integrated dishwasher and fridge/freezer, spotlights, double glazed window to the rear, Georgian-style panel and glazed uPVC exit door to the side, opening to the dining area where there is ample space for dining table and chairs, wall mounted glass fronted crockery cupboards, double glazed French doors opening out to the rear garden, opening back through to the living room and further door to the hallway. Wooden flooring with electrically operated underfloor heating.

## FIRST FLOOR LANDING

Double glazed window to the side, doors to all bedrooms and bathroom. Loft access point to a half boarded, lit and insulated loft space via pull down aluminium loft ladder.

## BEDROOM ONE

13'9" x 9'11" (4.21 x 3.04)

Double glazed window to the rear overlooking the rear garden and the views of the surrounding area and beyond, modern style radiator and useful open storage cupboard with fixed shelving.

## BEDROOM TWO

10'8" x 10'2" (3.27 x 3.12)

Double glazed window to the front and modern fitted radiator.

## BEDROOM THREE

6'3" x 5'7" (1.93 x 1.71)

Double glazed window to the front and modern fitted radiator.

## SHOWER ROOM

7'3" x 5'5" (2.22 x 1.66)

Modern white three piece suite (recently replaced) comprising walk-in double sized shower cubicle with dual attachment mains shower and

glass shower screen, push flush WC, Belfast-style wash hand basin with central swan neck mixer tap and storage cabinet beneath. There is still pipework in place for a bath fitting, if required. Partially tiled walls, double glazed window to the side, ladder, towel radiator, spotlights and extractor fan.

## OUTSIDE

To the front of the property there is a secure (lockable) enclosed front garden with double opening driveway gates to a block paved shaped driveway providing off-street parking which, in turn, leads to the single garage. The front garden is also lawned with planted flowerbeds and borders housing a variety of bushes and shrubbery. Block paved pathway access to the front entrance door, pedestrian access to the rear and access to the garage via an up and over door.

## TO THE REAR

The rear garden is of a generous size and proportion, split into various sections with an initial raised patio seating area which, in turn, drops down to a lower patio seating area (both making ideal entertaining spaces). The garden then leads onto two separate shaped lawned areas surrounded and flanked by a well stocked range of planted flowerbeds housing a variety of mature and specimen bushes, shrubs, trees and plants. The garden is enclosed by timber fencing to the boundary line and offers pedestrian access leading back around to the front and side return access to the rear of the garage. Within the garden there are external lighting points, power plugs (one by the side gate and one by the barbeque area on the patio) and water tap. There is a garden shed with shelving and a workbench. There is a bin store at the side of the property. There is a brick compost area situated at the rear of the garden plot.

## SINGLE GARAGE

Up and over door to the front, power and lighting, whilst also housing the recently replaced gas fired combination boiler (for central heating and hot water purposes). There is a re-wired and fitted circuit board on RCD protection, fitted workbench, cupboards and a vent for a tumble dryer.

## 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. At the bend in the road, turn left onto Church Street and follow the bend in the road around to the left onto Stanton Road. Take a right hand turn onto Beech Avenue and at the top of the road at the "T" junction turn right onto Maple Avenue. The property can eventually be found on the right hand side identified by our For Sale board. Ref: 7981NH





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(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 <sub>2</sub> ) Rating		
	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		
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.