



Spencer Avenue  
Sandiacre, Nottingham NG10 5DA

**£279,995 Freehold**

A TRADITIONAL DOUBLE HEIGHT BAY  
FRONTED THREE BEDROOM SEMI  
DETACHED HOUSE (PLUS USEFUL ATTIC  
SPACE & GARDEN CABIN).





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED SPACIOUS DOUBLE HEIGHT BAY FRONTED THREE BEDROOM SEMI DETACHED HOUSE, ALSO BENEFITTING FROM A USEFUL ATTIC SPACE AND TIMBER CABIN SITUATED TO THE FOOT OF THE REAR GARDEN.

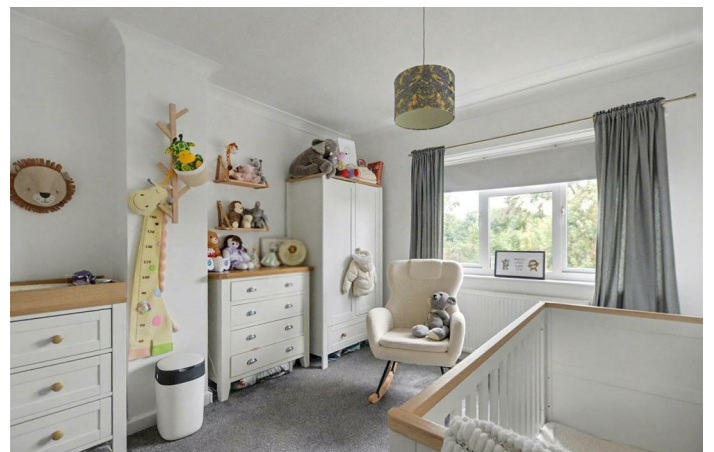
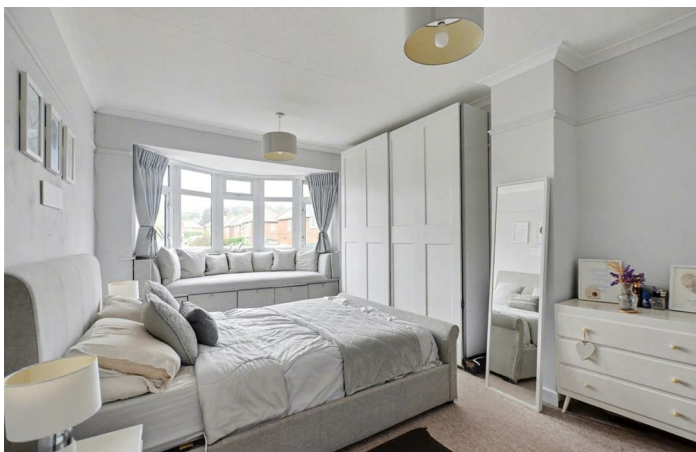
The property is situated in this popular and established residential part of Sandiacre with the property benefitting from accommodation arranged over two floors comprising entrance porch leading through to the entrance hallway, bay fronted living room and open plan family dining kitchen to the ground floor. The first floor landing then provides access to three bedrooms and a bathroom. A drop-down ladder provides access to a useful attic space with Velux window, power and lighting.

The property also benefits from gas fired central heating from combination boiler, double glazing, side-by-side driveway to the front providing off-street parking, as well as a generous private sunny aspect garden to the rear, incorporating a detached timber garden cabin situated at the foot of the plot.

The property sits favourably within close proximity of excellent nearby schooling for all ages, as well as easy access to the local convenience store incorporating the Post Office. Good transport links are close by including the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the i4 bus service and the Nottingham electric tram terminus situated at Bardills roundabout.

Further benefits include solar panels (offering a reduction in energy cost), as well as a recently re-fitted kitchen incorporating quartz worktops and Belfast sink unit.

We believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.



### ENTRANCE PORCH

6'0" x 1'11" (1.83 x 0.60)

uPVC double glazed French entrance doors from the driveway, exposed brickwork, tile effect flooring, further panel and stained glass entrance door leading through to the hall.

### ENTRANCE HALL

13'1" x 5'11" (4.00 x 1.81)

Panel and stained glass front entrance door from the porch, windows surrounding the door, feature stained glass porthole window to the side, staircase rising to the first floor with decorative wood spindle balustrade, radiator, feature tiled flooring, doors leading to the living room and kitchen.

### LIVING ROOM

17'4" into bay x 10'2" (5.29 into bay x 3.11)

Double glazed five window bay to the front, curved bay radiator, coving, media points, radiator, central chimney breast incorporating log effect fire with tiled hearth, opening through to the family dining kitchen.

### FULL WIDTH DINING KITCHEN

21'7" x 11'10" (6.58m x 3.61m)

This is a fantastic entertaining kitchen space comprising of a recently re-fitted kitchen suite comprising a matching range of fitted base and wall storage cupboards and drawers, incorporating quartz worktops and central island unit, with integrated kitchen appliances: AEG dishwasher, fitted double oven and combination grill, washing machine. Space for full height fridge/freezer, fitted AEG induction hob with inset extractor unit, Belfast sink unit with central spray hose pull-out mixer tap, matching quartz splashbacks, two double glazed windows to the rear (with fitted roller blinds), ample space for dining table and chairs, coving, LED spotlights, bi-folding doors opening out to the rear garden patio, uPVC panel and double glazed door providing access to the front and beyond to the driveway, door access back to the hall, useful understairs storage pantry with shelving and meters.

### FIRST FLOOR LANDING

Doors to three bedrooms and bathroom. Decorative wood spindle balustrade, double glazed window to the side, coving, access to the loft space via a pull-down loft ladder.

### BEDROOM ONE

17'5" x 10'2" (5.31 x 3.12)

Double glazed bay window to the front with window seat and useable storage beneath, picture rail, radiator, coving, TV point.

### BEDROOM TWO

11'6" x 10'3" (3.51 x 3.13)

Double glazed window to the rear overlooking the rear garden and beyond towards the timber cabin, radiator, coving.

### BEDROOM THREE

7'8" x 5'11" (2.34 x 1.81)

Double glazed window to the front, radiator.

### BATHROOM

7'9" x 5'10" (2.38 x 1.79)

Three piece suite comprising bath with waterfall style mixer tap, mains rainfall shower with additional handheld shower attachment over, oval bowl freestanding sink with waterfall style mixer tap and storage cabinets beneath, push flush WC. Fully tiled walls, radiator, tiled floor, double glazed window to the rear, spotlights, boiler cupboard housing the recently replaced gas fired combination boiler for central heating and hot water purposes.

### ATTIC SPACE

14'6" x 12'0" (4.42 x 3.67)

Storage cupboards, Velux roof window to the rear, power and lighting points.

### OUTSIDE

To the front of the property there is a drop kerb entry point to a side-by-side block paved style driveway providing off-street parking for two/three vehicles, access to the front entrance porch and pedestrian access leading down the side of the property.

### TO THE REAR

The rear garden is split into various sections, initially offering a private paved patio seating area with useful brick garden store. From the patio there is access down the left hand side of the property back around to the front. The rear garden then opens out to a central lawn section screened by hedgerow and planted borders, fruit trees, as well as a range of bushes and shrubbery. The lawn then leads to the foot of the plot where a further patio leads to the garden cabin. There is an external lighting point and water tap.

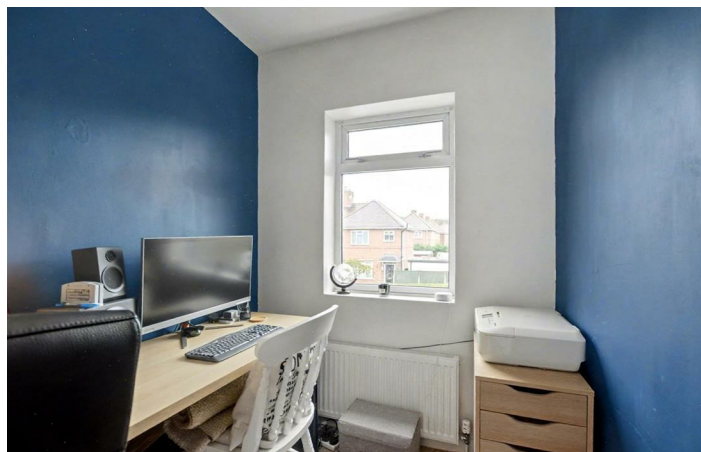
### DETACHED GARDEN CABIN

12'6" x 9'3" (3.82 x 2.82)

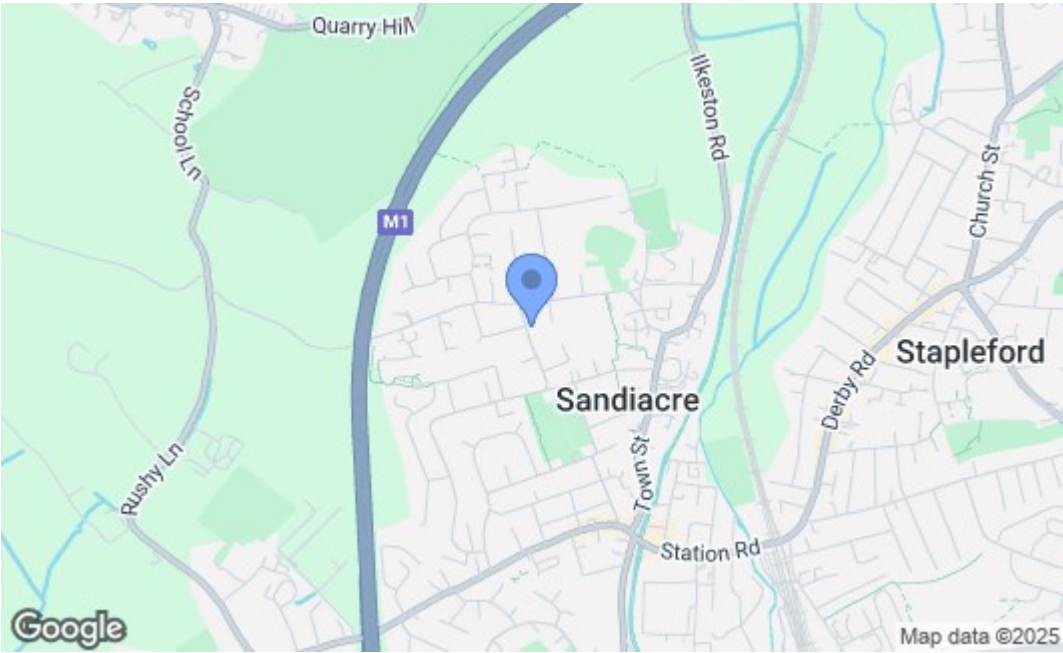
With its own circuit breaker, power and lighting points, double doors and windows either side to the front.

### DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the Sandiacre traffic lights, turn right onto Town Street and proceed parallel with the canal in the direction of Stanton by Dale. Take a left hand turn at the bend in the road with Lenton Street onto Church Street. Follow the "S" bend round onto Stanton Road, passing the entrance to Sandiacre Town Football Club. After the local convenience store and take a left hand turn onto Spencer Avenue. The property can be found on the left hand side, identified by our For Sale board.







| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         | 82        |
| (81-91) B   |         |           |
| (69-80) C   | 70      |           |
| (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.