Robert Ellis

look no further. . .

Bennett Street
Sandiacre, Nottingham NG10 5JF

A BEAUTIFULLY RENOVATED PERIOD FOUR BEDROOM SEMI DETACHED HOUSE WITH NO UPWARD CHAIN.

£275,000 Freehold

A BEAUTIFULLY RENOVATED PERIOD FOUR BEDROOM SEMI DETACHED HOUSE.

Robert Ellis have great pleasure in bringing to the market with NO UPWARD CHAIN this beautifully renovated period four bedroom, three bathroom semi detached house situated in the heart of Sandiacre.

With accommodation over two floors comprising entrance hall, living room, dining room, kitchen and shower room to the ground floor. The first floor landing then provides access to four bedrooms, the main bedroom benefitting from its own en-suite facilities and additional four piece family bathroom suite.

Further benefits to the property include gas fired central heating from a replacement combination boiler, uPVC double glazing, enclosed garden space and the use of off-street parking to the rear.

The property sits in the heart of Sandiacre within walking distance of the amenities and nearby schooling for all ages such as Cloudside, Ladycross and Friesland Schools. There are also good road networks nearby including the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

We believed that the property would ideally suit better for a growing family wishing to have a property which is in a ready to move into condition and therefore would highly recommend an internal viewing.

ENTRANCE HALL
11'9" x 3'4" (3.60 x 1.04)
An open porch with decorative tiles then leads to the composite and double glazed front entrance door providing a welcoming entrance to the entrance hall with radiator, staircase rising to the first floor, boxed in meter cupboard and laminate flooring. Door to dining room.

LIVING ROOM
12'11" x 11'11" (3.96 x 3.65)
Double glazed window to the front, radiator, matching to the hallway laminated flooring, media points, spotlights and opening through to the dining room.

DINING ROOM
14'0" x 13'6" (4.28 x 4.12)
Double glazed window to the rear, feature wall panelling to one side, spotlights, radiator, matching to the living room laminate flooring, feature drop down pendant lighting and large opening through the kitchen.

KITCHEN
14'9" x 10'5" (4.50 x 3.18)
Newly fitted comprising a matching range of fitted soft-closing base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board with central swan neck mixer tap, fitted counter-level four ring hob with feature extractor canopy over, integrated eye level oven, integrated fridge/freezer, dishwasher and washing machine, uPVC panel and double glazed exit door to garden, double glazed window to the side, feature floor tiling, vertical radiator, spotlights, door and steps down leading to the cellar and door to ground floor shower room.

SHOWER ROOM
9'9" x 3'7" (2.98 x 1.11)
Newly fitted three piece suite comprising walk-in shower cubicle with dual attachment mains ran shower with sliding glass screen, push flush WC and wash hand basin with mixer tap and storage cupboards beneath, decorative wall tiling, tiled floor, extractor fan and double glazed window to the rear.

CELLAR
Accessed from the kitchen with initial shelving, lighting points, useful space for storage purposes.

FIRST FLOOR LANDING
Doors to all bedrooms and family bathroom, radiator, spotlights, decorative spindle balustrade and loft access point.

BEDROOM ONE
11'5" x 10'0" (3.48 x 3.07)
Double glazed window to the side, radiator, door to en-suite.

EN-SUITE
10'6" x 3'2" (3.22 x 0.97)
Newly fitted three piece suite comprising tiled and enclosed shower cubicle with dual attachment, mains ran shower and sliding glass screen, push flush WC and wash hand basin with mixer tap, splashboards and storage cupboard beneath. Double glazed window to the side, chrome heated ladder towel radiator and extractor fan.

BEDROOM TWO
12'0" x 10'0" (3.66 x 3.07)
Double glazed window to the front and radiator.

BEDROOM THREE
9'4" x 7'10" (2.85 x 2.39)
Double glazed window to the rear and radiator.

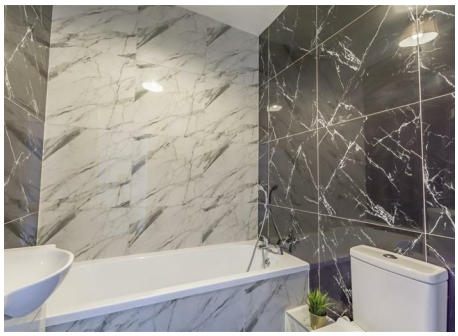
BEDROOM FOUR
12'6" x 6'6" (3.82 x 2.00)
Double glazed window to the front and radiator.

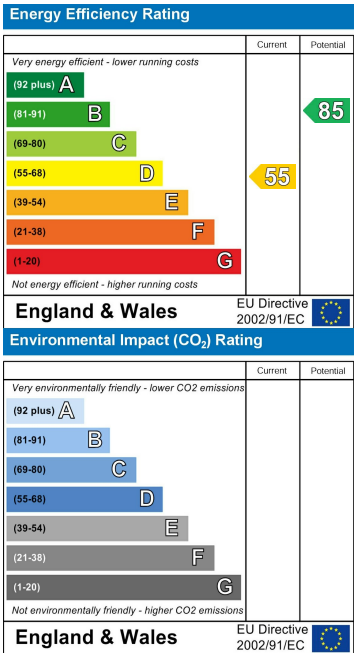
FAMILY BATHROOM
11'1" x 5'8" (3.38 x 1.73)
Newly fitted four piece suite comprising separate tiled in bath with mixer tap and hand held shower attachment, tiled and enclosed shower cubicle with dual head mains ran shower attachment and closing glass shower door, wash hand basin with mixer tap and storage cupboards beneath, and push flush WC. Contrasting decorative floor and wall tiles, extractor fan and chrome heated ladder towel radiator.

OUTSIDE TO THE FRONT
Pedestrian gate and pathway providing access to the covered open porch as previously mentioned with decorative floor tiles, the front garden is enclosed by fencing to the boundary line and offers a wrap around pathway leading down the side of the property and a planted up flowerbed.

OUTSIDE TO THE SIDE & REAR
Accessed via a uPVC double glazed door from the kitchen to the paved patio courtyard area. There are then pedestrian gates leading to the roadside and back around to the front. The garden area is enclosed by timber fencing attached to the brick wall along the boundary line and opens out to a grass seeded rear garden. Within the garden there is also a useful brick external store with lighting point and a timber storage shed.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road proceed in the direction of Sandiacre and cross over the bridge onto Station Road, Sandiacre. At the traffic light junction continue straight over onto Derby Road, Sandiacre and take a right turn onto Bennett Street. The property can be found on the left hand side identified by our For Sale board. Ref. 7526NH





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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