



Sudbury Avenue  
Sandiacre, Nottingham NG10 5DB

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**£205,000 Freehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE SITTING WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION ON A GOOD SIZE OVERALL PLOT.

With accommodation over two floors comprising entrance hall, lounge and dining kitchen to the ground floor. The first floor landing provides access to three bedrooms and a three piece shower room.

Other benefits to the property include gas fired central heating, uPVC double glazing, gated off-street parking, detached garage (with power and light), and generous overall gardens (mainly to the rear).

The property sits favourably within this popular and established residential location, close to shops and schools such as Ladycross, Cloudside and Friesland, and 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.

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



## ENTRANCE HALL

4'4" x 3'8" (1.33 x 1.12)

Composite and double glazed front entrance door, radiator, wall light point, staircase rising to the first floor, double glazed window to the side and door to the lounge.

## LOUNGE

14'4" x 13'11" (4.38 x 4.25)

Double glazed bow window to the front, radiator, coving, ceiling lights, media points, wall mounted thermostat, laminate flooring, wall light points and central chimney breast incorporating open fire.

## DINING KITCHEN

17'4" x 8'7" (5.30 x 2.62)

The kitchen area comprises a matching range of fitted base and wall storage cupboards with roll top laminate work surfaces and matching breakfast bar area incorporating counter-level one and a half bowl sink unit and draining board with central mixer tap, fitted four ring hob with extractor over and oven beneath, plumbing for washing machine and dishwasher, space for undercounter kitchen appliances, ample space for dining table and chairs, double glazed sliding patio doors opening out to the rear garden, double glazed window to the rear, decorative beamed ceiling and useful understairs storage cupboard which also houses the gas fired combination boiler (for central heating and hot water purposes).

## FIRST FLOOR LANDING

Doors to all bedrooms and shower room, double glazed window to the side, wall light points, coving and access to a partially boarded and insulated loft space with a drop down lighting cable.

## BEDROOM ONE

11'4" x 9'8" (3.46 x 2.97)

Double glazed window to the front, radiator, TV point, ceiling lights and coving.

## BEDROOM TWO

11'2" x 8'11" (3.42 x 2.73)

Double glazed window to the rear overlooking the rear garden, radiator, coving, ceiling lights and useful storage cupboard.

## BEDROOM THREE

8'6" x 8'0" (2.61 x 2.44)

Double glazed window to the rear overlooking the rear garden, radiator and coving.

## SHOWER ROOM

5'11" x 5'5" (1.81 x 1.66)

Modern white three piece suite comprising tiled and enclosed shower cubicle with dual attachment mains ran shower, push flush WC and wash hand basin with mixer tap and storage drawers and shelves beneath. Fully tiled walls and floor, double glazed window to the front with fitted roller blind, chrome heated ladder towel radiator, coving and ceiling light.

## OUTSIDE

To the front of the property there is a gated driveway providing off-street parking which in turn provides access to the front entrance door. There is a front lawn and hedgerow to the boundary line. Gated pedestrian access leads through to the rear garden.

## REAR GARDEN

The rear garden is of a good overall proportion being enclosed by timber fencing predominantly with concrete posts and gravel boards to the boundary line. The rear garden benefits from a good size lawn section, planted borders, patio, timber storage shed, external summerhouse and gated pedestrian access leading back around to the front.

## DETACHED GARAGE

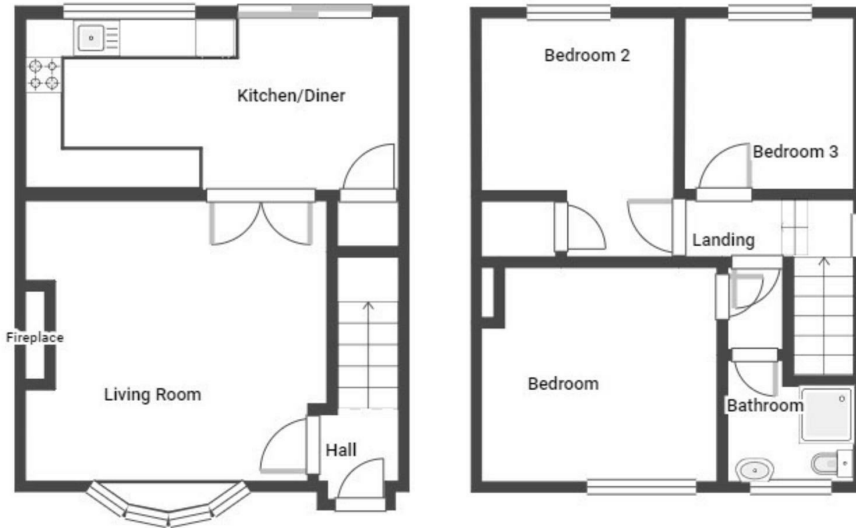
Up and over door to the front, power and lighting points.

## 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 as if heading 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. Passing the school and convenience store, then take a left onto Spencer Avenue. Take the first right onto Sudbury Avenue and the property can be found on the right hand side identified by our For Sale board.

Ref. 7631NH





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.