



Maple Avenue
Sandiacre, Nottingham NG10 5EF

£595,000 Freehold

A SPLIT LEVEL TARDIS-LIKE THREE
BEDROOM DETACHED PROPERTY.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TARDIS-LIKE SPLIT LEVEL THREE BEDROOM DETACHED PROPERTY SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With generous accommodation over two floors comprising entrance porch to entrance hallway, three bedrooms with the principal benefitting from en-suite facilities, family bathroom, dining room, kitchen and side lobby leading through to the double drive-in garage on the first floor level of accommodation. The lower level is split into two areas with the lower living room and lower sitting room accessed via a staircase from the main entrance hallway whereas from the garage there is a second staircase down leading to a family room, spacious games room, downstairs WC and generous store room.

Other benefits to the property include gas fired central heating from a recently installed central heating boiler, uPVC double glazing, ample frontage providing off-street parking, drive-in double size garage and generous garden space incorporating a good size patio entertaining space leading onto an extremely private, well stocked rear garden.

It is rare to find such a property within the local area and would ideally suit those looking for a long term growing family home as the property provides easy access to excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland schools. There are also good links to road networks such as the A52 for Nottingham/Derby, Junction 25 of the M11 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

There are also further access links to the nearby towns of Stapleford and Long Eaton which provide a vast array of amenities and shopping facilities, as well as good local nearby walks including the Erewash Canal, Cloudside Farm and into the nearby villages of Stanton by Dale and Dale Abbey.

This tardis-like property boasts accommodation over two floors with two separate staircases providing access to two individual lower areas of the property and we would highly recommend an internal viewing to fully appreciate the size of accommodation on offer.



ENTRANCE PORCH

9'0" x 7'9" (2.75 x 2.37)

HALL

20'8" reducing to 8'0" x 17'8" (6.31 reducing to 2.45 x 5.40)

A spacious L shaped welcoming entrance with doors to three bedrooms, bathroom and dining room. Wooden flooring, Victorian style radiator, decorative coving, staircase leading down to the lower living room, double glazed window to the side with fitted Roman blind. Useful storage cupboard with hanging space and shelving.

BEDROOM ONE

16'1" x 12'8" (4.91 x 3.87)

Double glazed bow window to the front with fitted blinds and Victorian style radiator.

EN-SUITE

12'5" x 4'9" (3.79 x 1.47)

Modern three piece suite comprising oversized walk-in shower area with hidden piped mains ran shower, hidden cistern push flush WC and wash hand basin with mixer tap and storage cupboards beneath. Fully tiled walls and floor, spotlights, extractor fan, double glazed window to the side and chrome heated ladder towel radiator.

BEDROOM TWO

14'4" x 9'10" (4.39 x 3.02)

Double glazed window to the rear with fitted Roman blind making the most of the views to the garden, Victorian style radiator, coving and sliding door fitted wardrobe.

BEDROOM THREE

11'9" x 8'11" (3.59 x 2.72)

Double glazed window to the rear with fitted Roman blind, Victorian style radiator and coving.

FAMILY BATHROOM

Modern white three piece suite comprising bath with pull out shower attachment and mixer tap, wash hand basin with mixer tap and hidden cistern push flush WC. Fitted range of bathroom cabinets, double glazed window with fitted blinds, partial wall tiling to dado height, chrome heated ladder towel radiator, coving and ceiling lights.

KITCHEN

19'8" x 16'2" (6.00 x 4.95)

The kitchen comprises a matching range of fitted base and wall storage cupboards with granite work surfacing incorporating one and a half bowl sink unit, draining board and central mixer tap, central island, breakfast bar with contrasting granite work surfacing, ample space of dining table and chairs, glass fronted crockery cupboards, double glazed window to the rear with fitted blind, uPVC panel and double glazed exit door to balcony, Victorian style radiator, matching to the dining room wooden flooring, Rangemaster cooker incorporating double oven and extractor canopy above, integrated dishwasher, fridge and wine chiller, coving and spotlights. Further door to the side lobby.

DINING ROOM

12'1" x 11'6" (3.70 x 3.51)

Large double glazed bow window to the front, Victorian style radiator, coving, matching to the hallway wooden flooring and opening through to the kitchen.

LOBBY

6'7" x 3'10" (2.01 x 1.19)

uPVC panel and double glazed front entrance door from the driveway, matching to the kitchen wooden flooring, panel and glazed door to the kitchen and door to garage.

DOUBLE GARAGE

18'11" x 17'10" (5.77 x 5.45)

With electrically operated remote controlled garage door, two double glazed windows to the rear, staircase leading down to the lower family room, base storage cupboards with roll top work surfaces incorporating single sink and drainer with central mixer tap, plumbing for under-counter washing machine and further space for kitchen appliances if required, wall mounted electrical consumer box, loft hatch and space for American style fridge/freezer.

FAMILY ROOM

18'4" x 16'10" (5.61 x 5.14)

uPVC panel and double glazed exit door to the rear garden patio, further double glazed set of French doors with fitted blinds also opening out to the same patio area, ceiling lights and speakers, wall mounted pebble effect fire and telephone point.

GAMES ROOM

28'10" x 26'11" (8.79 x 8.22)

Coving, spotlights, Victorian style radiator, opening back to the lower family room door to store cupboard and ground floor WC.

WC

7'2" x 3'1" (2.19 x 0.94)

A two piece suite comprising push flush WC and wash hand basin with tiled splashbacks. Spotlights.

STORE ROOM

19'5" x 14'6" (5.93 x 4.44)

Providing useful space for storage or could be put to other uses depending upon the onwards needs of the purchasers, with power lighting points, water cylinder and recently installed Baxi gas fired central heating boiler.

LOWER LIVING ROOM

30'11" x 14'4" (9.44 x 4.39)

uPVC double glazed French doors with double glazed windows to either side of the doors opening out to the rear patio area, two Victorian style radiators, wall light points, turning staircase with decorative spindles leading up to the first floor, coving, media points and wall hung fire.

LOWER SITTING ROOM

18'0" x 9'6" (5.51 x 2.92)

Double glazed window to the rear overlooking the rear garden, uPVC double glazed French doors opening out to the rear patio area, coving, spotlights, Victorian style radiator, wooden flooring and opening through to the lower living room.

OUTSIDE

To the front of the property this is a gated entrance providing access to a sweeping shaped block paved driveway providing off-street parking for several cars, vehicles, motorhomes, work vans or caravans if required. There are two shaped lawn areas flanked by a dwarf brick boundary wall surrounding the front and right hand side boundary lines. There is a shaped and planted flowerbed housing a variety of planted bushes and shrubbery. There is then access via the electric garage door into the double garage and outside lighting points.

REAR GARDEN

The rear garden benefits from a high degree of sunlight through the day and benefits from a vast paved patio area (ideal for entertaining) which stretches the full width of the property. This then leads onto a generous lawn section with well stocked and planted borders housing a wide variety of specimen, shrubs, trees and plants. There are external lighting points, water tap, fencing and hedgerows to the boundary line, French doors leading through to the lower family room and sitting room, outside water tap and stepped/gated access leading through to the front driveway.

FIRST FLOOR BALCONY

Accessed directly from the kitchen door with a glass screen making the most of the views towards the garden and provides a great alfresco entertaining space for outdoor eating and entertaining.

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 road around onto Stanton Road. Take a right hand turn onto Beech Avenue and at the T junction, turn right onto Maple Avenue. The property can then be found on the right hand side. Ref. 7584NH





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			
		74	82
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.