Robert Ellis

*look no further. . .*

Spencer Avenue
Sandiacre, Nottingham NG10 5DA

A THREE BEDROOM END TOWN HOUSE, SITUATED ON A GENEROUS CORNER PLOT WITH REAR DRIVEWAY AND DETACHED GARAGE

**Offers Over £205,000 Freehold**

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET AN EXTREMELY WELL PRESENTED, THREE BEDROOM END TOWN HOUSE, SITTING ON A GENEROUS OVERALL CORNER PLOT, WITH GARDENS TO FRONT, SIDE AND REAR, ALSO ACCOMMODATING REAR DRIVEWAY AND DETACHED GARAGE.

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

Other benefits to the property include gas fired central heating, double glazing, generous corner plot with rear driveway and detached garage.

The property itself 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 nearby shopping facilities and transport links such as the i4 bus route, A52, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardill's roundabout. Nearby countryside walks are also close by.

We believe the property would ideally suit first time buyers or a young family home and highly encourage an internal viewing.

## ENTRANCE HALL
3'11" x 3'8" (1.21 x 1.12)
Composite and double glazed front entrance door, staircase rising to the first floor, tiled floor, double glazed window to the side, radiator, decorative coving and door to lounge.

## LOUNGE
14'0" x 13'7" (4.27 x 4.16)
Double glazed window to the front, media points, wall light points, radiator, feature Adam style fire surround incorporating marble insert and hearth housing coal effect fire, useful understairs storage cupboard and door to dining kitchen.

## DINING KITCHEN
17'4" x 7'6" (5.29 x 2.31)
Comprising a range of matching fitted base and wall storage cupboards with roll top work surfaces incorporating four ring gas hob with extractor over and oven beneath, plumbing for washing machine, integrated fridge and freezer, 1½ bowl sink unit, draining board and central and mixer tap, tiled splashbacks, tiled floor, double glazed window to the rear, UPVC panel and double glazed French doors opening out to the rear garden, radiator and space for dining table and chairs.

## FIRST FLOOR LANDING
Double glazed window to the side with fitted roller blind, doors to all bedrooms and bathroom, decorative coving and dado rail.

## BEDROOM 1
10'8" x 10'8" (3.27 x 3.26)
Double glazed window to the front, radiator and coving.

## BEDROOM 2
11'10" x 8'11" (3.63 x 2.74)
Double glazed window overlooking the rear garden, radiator, coving, loft access point with pull-down ladders to a partially boarded and insulated loft space and boiler cupboard housing the Viessmann gas fired central heating combination boiler.

## BEDROOM 3
8'0" x 7'9" (2.46 x 2.38)
Double glazed window overlooking the rear garden, radiator and coving.

## BATHROOM
6'0" x 5'6" (1.83 x 1.68)
Three piece suite comprising shaped panel bath with glass shower screen and rain head mains fed shower attachment over, wash hand basin with mixer tap and push-flush w.c. Decorative splashboards, partial wall tiling, tiled floor, double glazed window to the front, spotlights, extractor fan, wall mounted bathroom cabinet and heated chrome ladder towel radiator.

## OUTSIDE
The property sits on a generous overall corner plot with the front garden benefiting from a lawn section with planted borders and curved hedgerow to the boundary line, pedestrian entrance gate and block paved pathway providing access to the front entrance door. A wrought iron gate then leads to the side and rear gardens. The side and rear gardens open out into one good size space with matching block paved seating and paving areas, ideal for entertaining and also providing access to the rear access gate to the driveway. There is a side lawn section, decorative plum slate chippings, vegetable/flower beds, a range of planted mature bushes and shrubbery, outside water tap, timber storage shed and the rear and side gardens are predominantly enclosed by timber fencing with concrete post and gravel boards.

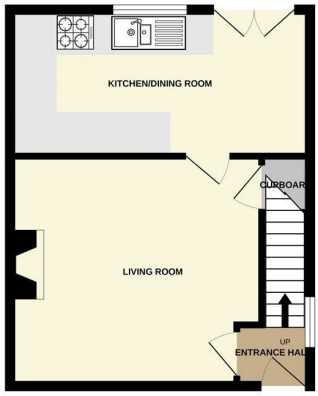
A rear gated block paved driveway provides off-street parking which in turn leads to the detached garage.

## DETACHED GARAGE
Up and over door to the front, personal access door and window to the side.

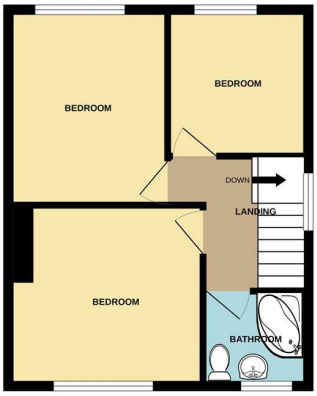
## DIRECTIONAL NOTE
From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction turn right onto Town Street and proceed parallel with the canal. At the bend in the road veer left onto Church Street and continue around the next bend in the road onto Stanton Road. Look for and take a left turn just after the convenience store onto Spencer Avenue and the property can then be found on the right hand side, identified by our For Sale Board.

Ref: 7474nh

GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.




1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.




TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, emission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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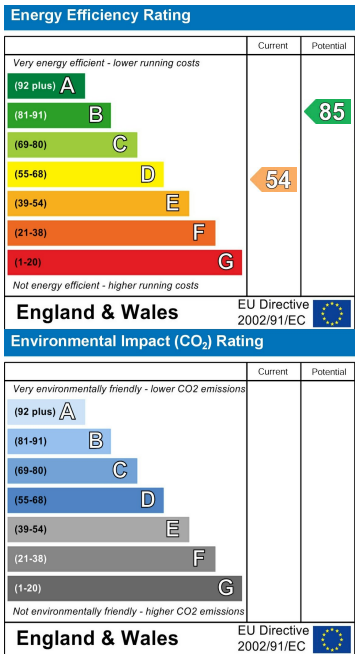


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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