Robert Ellis

look no further. . .

The Waterway
Sandiacre, Nottingham NG10 5JZ

A TOTALLY REFURBISHED AND EXTENDED THREE BEDROOM MID TOWN HOUSE.

£195,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED TOTALLY RENOVATED AND EXTENDED THREE BEDROOM MID TERRACED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION IN SANDIACRE.

With accommodation over two floors, the ground floor comprises living room, kitchen, rear lobby and bathroom. The first floor landing then provides access to three bedrooms.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking and a fantastically sized garden to the rear, measuring approximately 150ft with garden office with power and lighting and additional storage.

The property's location is ideal within easy access of excellent nearby schooling for all ages, the property sits close to the water's edge, ideal for walks (one way towards Trent Lock and the other towards Stanton and Shipley). There is also easy access to the shops and services within the nearby towns of Stapleford and Long Eaton. For those needing to commute, there are good road networks nearby 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 would make an ideal first time buy or young family home and highly recommend an internal viewing.

LOUNGE
12'3" x 11'4" (3.75 x 3.47)
Composite and double glazed front entrance door, double glazed window to the front (with fitted blinds), media points, radiator and opening through to the kitchen.

KITCHEN
12'2" x 11'2" (3.71 x 3.42)
Equipped with a matching range of fitted base and wall storage cupboards with square edge work surfacing, incorporating counter-level single sink and draining board with central mixer tap. Fitted four ring hob with curved extractor fan over and oven beneath, plumbing for washing machine, breakfast bar space for two bar stools, double glazed window to the rear, boxed-in meter cupboard, vertical radiator, useful understairs storage cupboard housing the space for the fridge/freezer and additional storage requirements and opening through to the living room.

REAR LOBBY
Panel and double glazed exit door to outside, vertical radiator, spotlights, coat pegs, opening through to kitchen and door to bathroom.

BATHROOM
9'4" x 6'5" (2.86 x 1.98)
Occupying a modern white three piece suite comprising "P" shaped bath with central waterfall style mixer tap and dual attachment mains shower over with glass shower screen, wash hand basin with waterfall style mixer tap and splashbacks, push flush WC. Double glazed window to the side, chrome heated ladder towel radiator, spotlights.

FIRST FLOOR LANDING
Doors to all three bedrooms and loft access point.

BEDROOM ONE
12'2" x 7'10" (3.72 x 2.40)
Double glazed window to the front and radiator.

BEDROOM TWO
8'9" x 8'1" (2.69 x 2.47)
Double glazed window to the front and radiator.

BEDROOM THREE
12'2" x 6'10" (3.71 x 2.10)
Double glazed window to the rear and radiator. Useful overstairs cupboard which also houses the gas fired combination boiler (for central heating and hot water purposes).

OUTSIDE
Driveway to the front providing off-street parking and shared passage and access to the rear garden.

TO THE REAR
The rear garden measures approximately 150ft in length. The garden is separated into various sections with an initial paved patio seating area (ideal for entertaining) which then leads on behind the gate into the second part of the garden which offers a continuation of the patio area leading onto an artificial lawned garden with decorative chipped slate borders and fencing to the boundary line.

Timber fencing and further gated access then leads into the second part of the garden which is predominantly lawned being enclosed by timber fencing to the boundary line leading all the way down to the rear of the garden where a timber storage shed can be found.

To the initial part of the garden there is a garden office with bench, power, lighting along side a UPVC double glazed window and UPVC double glazed entrance door, which measures approximately 2.31m x 2.08m

Additionaly there is one rear shed and one further bike shed. Within the garden there is external lighting points and water tap.

GARDEN OFFICE
7'6" x 6'9" (2.31m x 2.08m)
With bench, power, lighting along side a UPVC double glazed window and UPVC double glazed entrance door.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to the Sandiacre "T" junction and turn left onto Longmoor Lane. Continue in the direction of Long Eaton, before taking a left hand turn onto Austin's Drive. Follow the bend in the road around to the right onto Victor Crescent and the Waterway can be found on the left hand side. The property is then on the right hand side.

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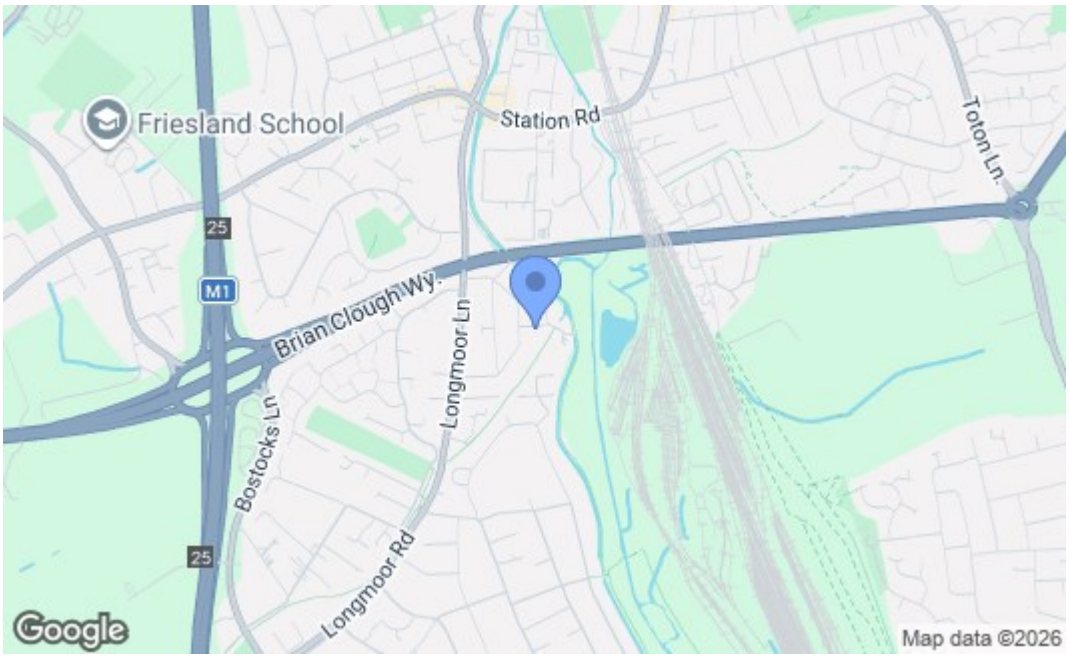

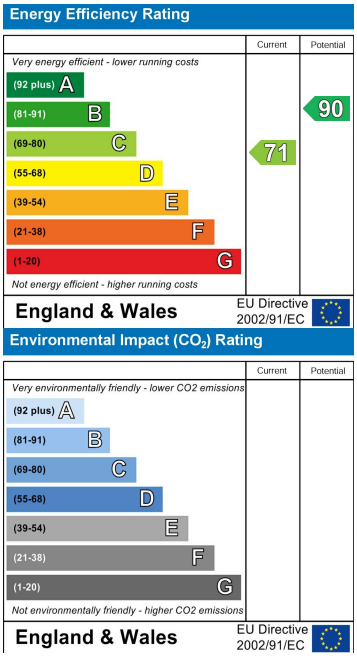

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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