Robert Ellis
ESTATE AGENTS









3 Victor Crescent, Sandiacre, Nottingham, NG10 5JY

£1,200 Per Month

- SEMI DETACHED HOUSE
- THREE BEDROOM
- GENEROUS REAR GARDEN
- AVAILABLE NOW
- COUNCIL TAX – B
- SANDIACRE
- OFF-STREET PARKING
- EASY ACCESS TO NEARBY TRANSPORT LINKS, GOOD SCHOOLING, SHOPS & AMENITIE
- WELL MAINTAINED THROUGHOUT
- EPC - D

30-32 Derby Road, Stapleford, Nottingham, NG9 7AA
0115 9496740
staplefordlets@robertellis.co.uk

3 Victor Crescent, Nottingham NG10 5JY

** TRADITIONAL BAY-FRONTED THREE-BEDROOM SEMI-DETACHED HOUSE IN ESTABLISHED LOCATION**

Robert Ellis are pleased to bring to the market this traditional bay-fronted three-bedroom semi-detached house, situated in this favoured and established residential location, offering well-proportioned accommodation over two floors.

The property comprises an entrance hall with staircase rising to the first floor, an open-plan through lounge/dining room with an archway leading through to a modern kitchen. To the first floor, the landing provides access to three bedrooms and a family bathroom.
The property further benefits from gas-fired central heating via a combination boiler, double glazing, off-street parking and a generous enclosed rear garden.

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Council Tax Band: B







ENTRANCE HALL
5'4" x 4'3"
Composite and double glazed front entrance door, double glazed window to the side, radiator, laminate flooring, staircase rising to the first floor.

OPEN PLAN THROUGH LOUNGE/DINER
24'10" x 13'10"
Double glazed bay window to the front, sliding double glazed patio doors to the rear opening out into the garden, two radiators, laminate flooring, media points. Archway to kitchen.

KITCHEN
10'9" x 8'0"
The kitchen comprises a matching range of fitted base, wall and drawer units, with laminate-style roll top work surfaces incorporating one and a half bowl sink unit with draining board, mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, plumbing and space for under-counter washing machine and slimline dishwasher, boiler cupboard housing the gas fired combination boiler (for central heating and hot water), double glazed windows to both the side and rear, tiled floor, useful understairs storage pantry with double glazed window to the side, gas and electricity meters, shelving.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Double glazed window to the side. Loft access point to a partially boarded loft space via pull-down ladder.

BEDROOM ONE
12'2" x 10'11"
Double glazed window to the front, radiator.

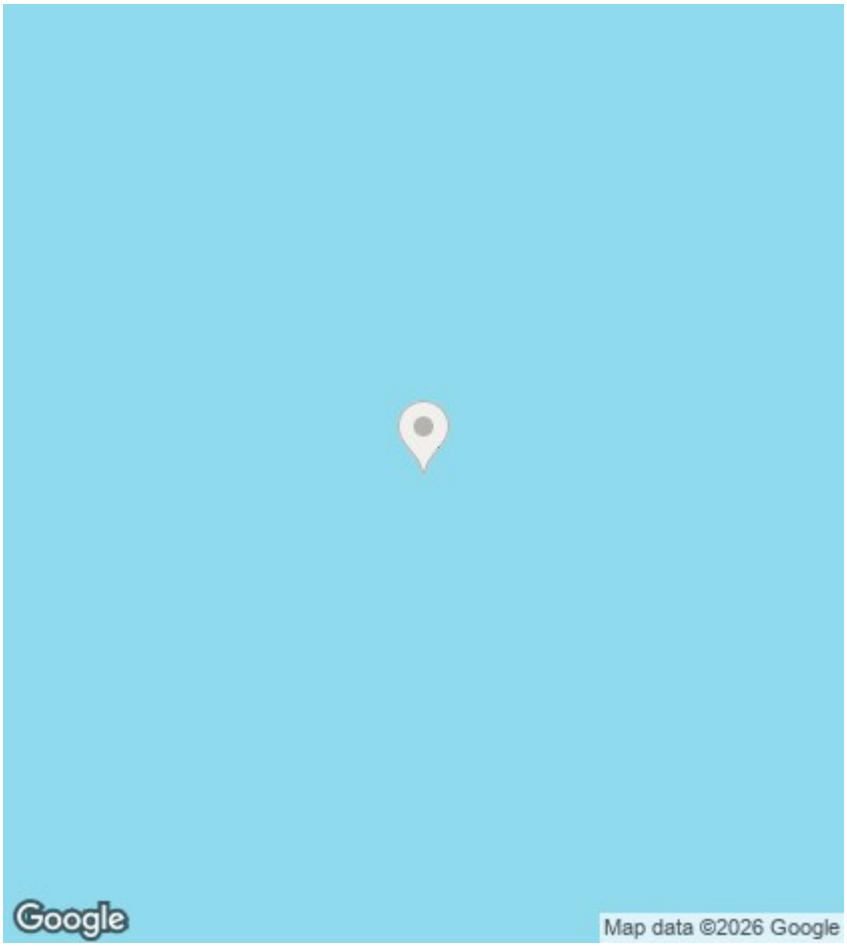
BEDROOM TWO
11'8" x 10'1"
Double glazed window to the rear (with fitted blind), radiator.

BEDROOM THREE
8'6" x 7'8"
Double glazed window to the front, radiator.

BATHROOM
7'2" x 4'9"
Modern white three piece suite comprising panel bath with foldaway glass shower screen, mixer tap, handheld shower attachment, as well as two additional mains shower heads over, wash hand basin with mixer tap, push flush WC. Fully tiled walls and floor, wall mounted bathroom LED mirror, chrome ladder towel radiator, extractor fan, double glazed window to the front.

OUTSIDE
To the front of the property, there is a lowered kerb entry point to a gated block paved driveway providing off-street parking to the front with a shaped flowerbed, decorative picket fence to the boundary line. Pedestrian gated access then leads down the side of the property into the rear garden. The rear garden is of a good overall proportion, ideal for families, enclosed by timber fencing with concrete posts and gravel boards to the boundary line. The garden is predominantly lawned with decorative plum slate chippings, pathway providing access to the foot of the plot where a timber storage shed can be found. Within the garden there is a lighting point and water tap.

DIRECTIONS
Proceed away from Stapleford in the direction of Sandiacre. Upon reaching Sandiacre traffic lights, turn left onto Longmoor Lane. Proceed in the direction of Long Eaton before taking a left hand turn onto Austins Drive which turns into Victor Crescent. The property can be found on the left hand side, identified by our For Sale board.



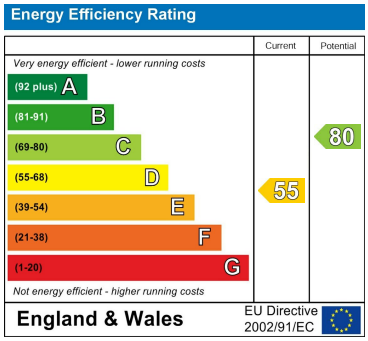
Directions

Viewings

Viewings by arrangement only. Call 0115 9496740 to make an appointment.

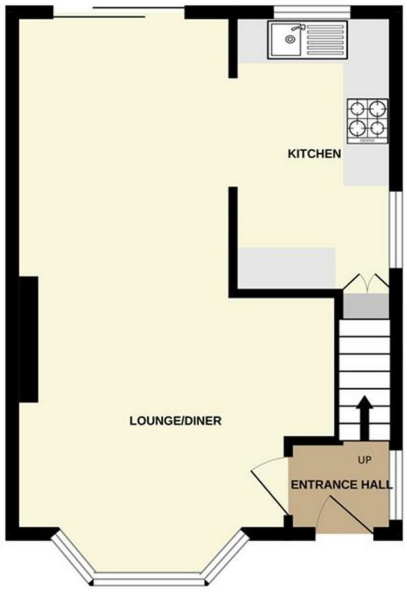
EPC Rating:

D

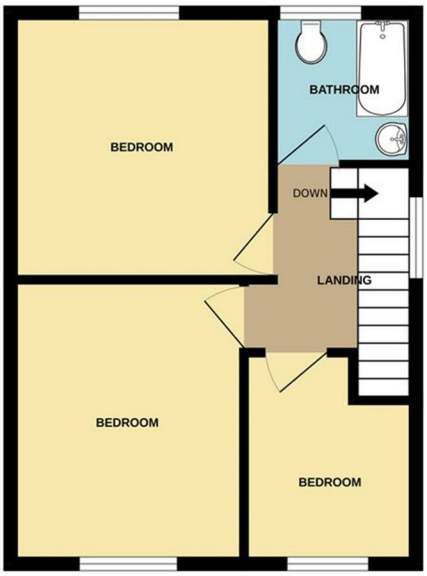


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GROUND FLOOR



1ST FLOOR



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