



**Gloucester Avenue  
Sandiacre, Nottingham NG10 5GX**

**£350,000 Freehold**

A SPACIOUS BRIGHT & AIRY THREE  
BEDROOM DETACHED FAMILY HOUSE  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN THIS SPACIOUS, BRIGHT AND AIRY THREE BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION.

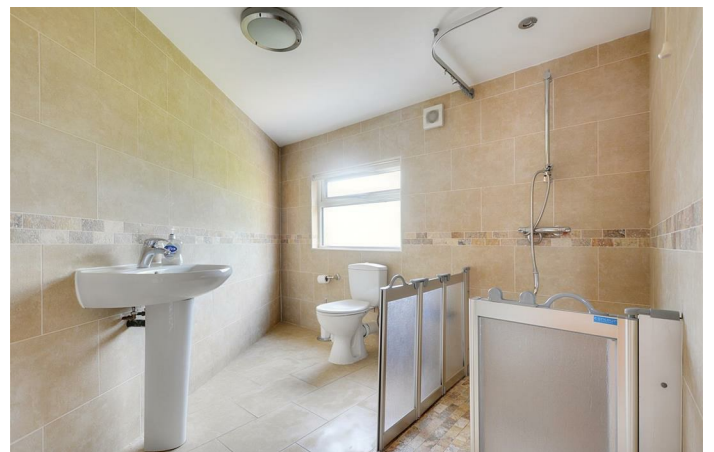
With accommodation over two floors comprising entrance porch leading through to an entrance hallway with two useful storage spaces, a spacious dining kitchen, generous bay fronted living room, separate dining room, side lobby, ground floor shower room and access to a double sized garage to the ground floor. The first floor landing then provides access to three bedrooms, bathroom and separate WC.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, double garage and generous garden to the rear.

The property is located favourably within close proximity of excellent nearby schooling for all ages. There is also easy access to good transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the i4 bus route and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property would make an ideal family home with adaptable living incorporating the ground floor shower room with a generous garden space to the rear.

We highly recommend an internal viewing.



### ENTRANCE PORCH

4'0" x 3'5" (1.23 x 1.05)

Panel and double glazed front entrance door with double glazed windows surrounding the door, exposed brickwork, composite and double glazed inner door leading through to the hallway.

### ENTRANCE HALL

11'10" x 8'2" (3.61 x 2.50)

Turning staircase rising to the first floor, double glazed window to the side (with fitted blinds), radiator, meter cupboard housing the electrical consumer box and meter, coat pegs, shelving, feature diamond shaped double glazed window to the front. Useful understairs pantry-style cupboard with shelving, lighting, double glazed window to the side. Door to kitchen.

### DINING KITCHEN

21'3" x 9'10" (6.48 x 3.00)

The kitchen comprises a matching range of fitted base and wall storage cupboards with square edge work surfaces incorporating one and a half bowl sink unit with draining board and central mixer tap. Decorative tile splashbacks, in-built eye level Neff oven and combination microwave, fitted Neff four ring induction hob with matching Neff extractor canopy over, integrated Hotpoint fridge and freezer, integrated dishwasher, double glazed window to the rear (with fitted roller blind), spotlights, Velux roof window, tiled floor, vertical radiator, traditional radiator, space for dining table and chairs, doors to living room, dining room, hallway and side lobby.

### LIVING ROOM

23'11" x 10'11" (7.30 x 3.33)

Double glazed bay window to the front, two radiators, coving, media points, five bar wall hung gas fire. Double doors then lead through to the dining room.

### DINING ROOM

12'4" x 9'0" (3.78 x 2.75)

Sliding double glazed patio doors opening out to the rear garden decking, radiator, wall light points, Velux roof window, Georgian-style double doors opening back through to the living room with privacy blinds.

### SIDE LOBBY

15'2" x 8'7" (4.63 x 2.64)

Dual exit access with double glazed door to the front providing access to the driveway and a secondary double glazed door to the rear opening out to the rear garden, matching to the kitchen tiled floor, doors to shower room, garage and back to the kitchen.

### SHOWER ROOM

10'7" x 7'9" (3.23 x 2.37)

Walk-in shower area with mains ran shower and contrasting wall and floor tiles, push flush WC, wash hand basin with mixer tap. Double glazed window to the rear (with fitted roller blind), extractor fan, chrome ladder towel radiator, spotlight.

### FIRST FLOOR LANDING

Double glazed window to the side (with fitted blinds), doors to all bedrooms, bathroom and WC. Loft access point.

### BEDROOM ONE

14'3" x 9'10" (4.36 x 3.01)

Double glazed bay window to the front, radiator, a range of fitted bedroom furniture including three double wardrobes with overhead storage cupboards, bedside cabinets and drawer unit.

### BEDROOM TWO

11'0" x 9'11" (3.37 x 3.03)

Double glazed window to the rear overlooking the rear garden, radiator, a range of fitted bedroom furniture including wardrobes, overhead storage cupboards, drawers and vanity area.

### BEDROOM THREE

8'2" x 7'10" (2.50 x 2.41)

Double glazed window to the front, radiator.

### BATHROOM

8'2" x 5'6" (2.50 x 1.69)

Two piece suite comprising "P" shaped bath with curved glass shower screen, mixer tap, mains ran shower over, wash hand basin with mixer tap. Majority tiled walls, chrome ladder towel radiator, spotlights, double glazed window to the rear (with fitted roller blind).

### SEPARATE WC

5'2" x 2'8" (1.59 x 0.83)

Housing a push flush WC, tiling to dado height, double glazed window to the side, spotlights.

### OUTSIDE

To the front of the property there is a front driveway which, in turn, leads to the front entrance door and garage. There is a planted front garden housing a variety of bushes and shrubbery.

### TO THE REAR

The rear garden is of a generous overall proportion, triangular in shape, with a variety of different lawned areas, raised decked entertaining area accessed from the dining room patio doors, paved pathways then provide access to the rear parts of the garden which have well stocked flowerbeds and borders housing a variety of mature bushes, shrubs, trees and plants. The majority of the garden is either enclosed by timber fencing or hedgerows to the boundary line with a pitched roof timber storage shed and greenhouse set within the plot. There is an external water tap and lighting points, access back to the garage via a uPVC rear door.

### DOUBLE GARAGE

20'0" x 16'2" (6.10 x 4.93)

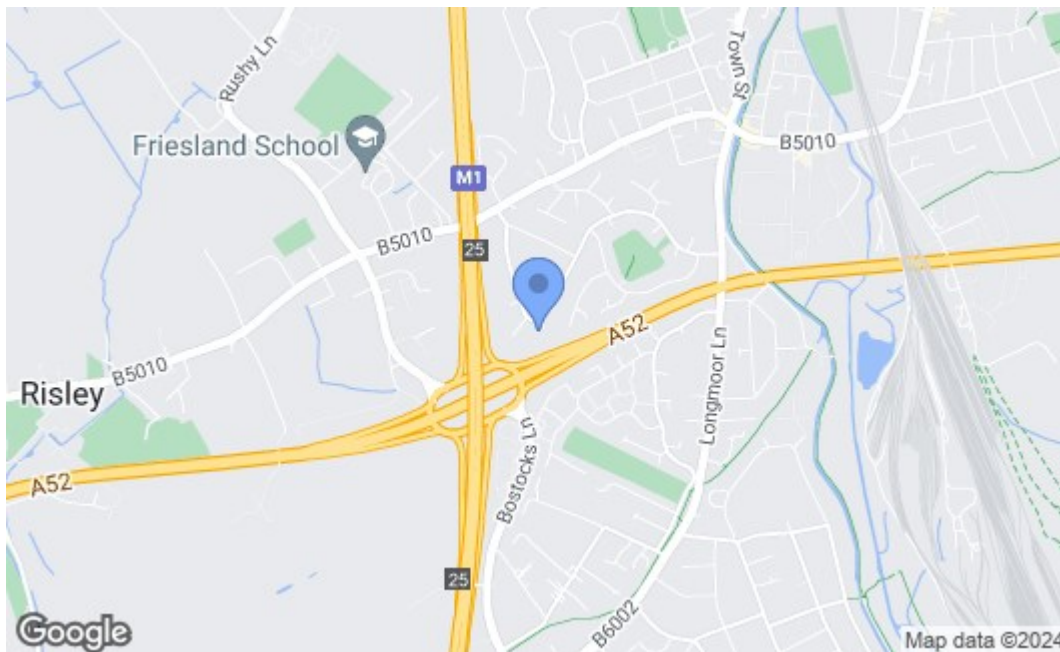
Electrically operated garage door to the front, power and lighting points, double glazed window to the rear, uPVC panel and double glazed exit door to outside, wall mounted 'Baxi' gas fired combination boiler (for central heating and hot water purposes). Within the garage there is fixed shelving and storage cabinets, space and plumbing for washing machine, tumble dryer and chest freezer.

### DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Continue over the traffic light junction onto Derby Road and proceed up the hill in the direction of Risley. Look for and take an eventual left hand turn onto York Avenue and follow the bend in the road to the left. Take a right hand turn into the cul de sac of Gloucester Avenue and the property can be found tucked away in the right hand corner.



Robert Ellis  
ESTATE AGENTS



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			
			81
		61	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.