

**Barker Avenue East  
Sandiacre, Nottingham NG10 5GH**

**£230,000 Freehold**

AN EXTREMELY WELL PRESENTED THREE  
BEDROOM END TOWN HOUSE SITUATED  
WITHIN THIS POPULAR RESIDENTIAL  
LOCATION.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND LOOKED AFTER SPACIOUS AND TARDIS-LIKE THREE BEDROOM END TOWN HOUSE LOCATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, living room, full width breakfast kitchen and conservatory. The first floor landing then provides access to three bedrooms and a shower room.

The property also benefits from gas fired central heating from a combination boiler, double glazing, parking area (non-allocated) to the rear, as well as an enclosed garden space with extremely useful garden cabin with both power and lighting.

The property sits roughly half way between Nottingham and Derby offers easy access to excellent nearby schooling for all ages, nearby open spaces of Stoney Clouds and the local play park, as well as being on the doorstep to open countryside.

For those needing to commute, there are good transport links nearby, such as the i4 bus service, the A52 for Nottingham and Derby, and Junction 25 of the M1 motorway.

We believe the property will make an ideal first time buy or young family home and we highly recommend an internal viewing.



## ENTRANCE HALL

15'1" x 6'0" (4.61 x 1.83)

uPVC panel and double glazed front entrance door, radiator, wall light points, telephone and router points, radiator, display shelving, coving, decorative ceiling rose, staircase rising to the first floor with useful understairs storage cupboard, internal doors through to the living room, and further Georgian-style sliding door through to the kitchen, further useful understairs storage space which could be used for a fridge/freezer, walk-in pantry cupboard with shelving and lighting. Further internal door to the ground floor WC.

## WC

5'6" x 2'7" (1.69 x 0.80)

Two piece suite comprising low flush WC and wash hand basin with tiled surround, double glazed window to the front, panel ceiling with spotlights, alarm control panel, water meter within the fixed cabinet. Tiling to dado height, plug-in electric heater.

## LIVING ROOM

15'1" x 11'5" (4.61 x 3.49)

Double glazed bow window to the front, coving, radiator, media points, full width brick and tile fireplace incorporating space for freestanding gas/electric fire.

## BREAKFAST KITCHEN

17'8" x 13'3" reducing to 8'5" (5.40 x 4.04 reducing to 2.59)

The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating fitted five ring Rangemaster gas hob with curved extractor canopy over, built-in double Rangemaster oven, space and plumbing for washing machine and dishwasher, space for freestanding microwave, double glazed window to the rear (with fitted blinds), decorative tiled splashbacks, tiled flooring, spotlights, display shelving. Opening through to the dining area with ample space for dining table and chairs, radiator, decorative ceiling rose, coving, wall light points, dado rail. Fitted storage cabinets, shelving and glass fronted crockery cupboards. uPVC double glazed French doors open out into the conservatory.

## CONSERVATORY

12'2" x 8'11" (3.71 x 2.74)

Brick and double glazed construction with sloping ceiling, with exposed brickwork, fitted blinds to the stained glass windows, electric ceiling fan, display shelving, radiator, wall mounted remote controlled electric fire, parquet-style flooring, double glazed French doors opening out to the rear garden.

## FIRST FLOOR LANDING

Doors to all bedrooms and shower room. Loft access point to a partially boarded, lit and insulated loft space via pulldown loft ladders. Boiler cupboard housing the 'Worcester' gas fired combination boiler (for central heating and hot water) sits at the top of the stairs. Useful cloaks storage cupboard with shelving and hanging rail, additional historic airing cupboard providing extra storage space.

## BEDROOM ONE

13'9" x 8'9" (4.21 x 2.69)

Double glazed window to the rear (with fitted roller blind), radiator, coving.

## BEDROOM TWO

13'3" x 10'4" (4.04 x 3.15)

Double glazed window to the front, radiator, coving, spotlights and a range of fitted bedroom furniture including a full width bank of wardrobes (some being centrally mirror fronted), drawer units and matching bedside cabinets.

## BEDROOM THREE

9'2" x 6'11" (2.81 x 2.13)

Double glazed window to the front, radiator.

## SHOWER ROOM

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

Three piece suite comprising walk-in shower cubicle with electric shower and glass screen/sliding door, wash hand basin with storage cupboards beneath, push flush WC. Tiling and decorative boarding to the walls, radiator, spotlights, extractor fan, double glazed window to the rear (with fitted roller blind).

## OUTSIDE

To the front there is a curved and sweeping block paved pathway which provides access to the front entrance door. The front garden is enclosed either side by timber fencing with concrete posts and gravel boards offering two shaped lawn areas either side of the pathway, shaped and edged flowerbeds and borders housing a variety of bushes and shrubbery, front seating area on a patio base, composite decking located under the front canopy porch leading to the front door. Pedestrian (lockable) gated entrance leading down the right hand side of the property to a covered walkway, making an ideal secure garden space with shelving, power, lighting and further pedestrian access then opening into the rear garden.

## TO THE REAR

The rear garden is enclosed by both brick wall and fencing to the boundary lines. The garden is split into various sections incorporating an initial paved patio lower seating area accessed directly from the French doors from the conservatory, with raised brick wall borders housing a variety of bushes, shrubbery and decorative stone chippings, external water tap. Built-in BBQ area with storage beneath, stepped access to a raised deck. Central area which is decked with inset lighting and a rockery waterfall to an ornamental pond. From the decked area there is also useful storage space, access to the garden cabin and pedestrian gated access leading to the foot of the plot where there is further access to a pitched roof timber storage shed with power and lighting points. Gated access leads beyond into the communal parking spaces to the rear.

## GARDEN CABIN/SUMMERHOUSE

12'2" x 7'2" (3.71 x 2.19)

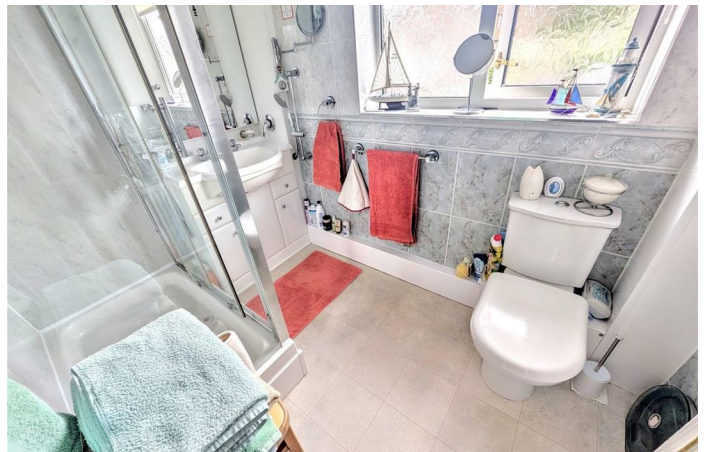
A versatile garden room, timber construction with double glazed French doors providing access from the garden with double glazed windows to both the front and side (with fitted blinds), exposed floorboards, power, lighting and fitted shelving.

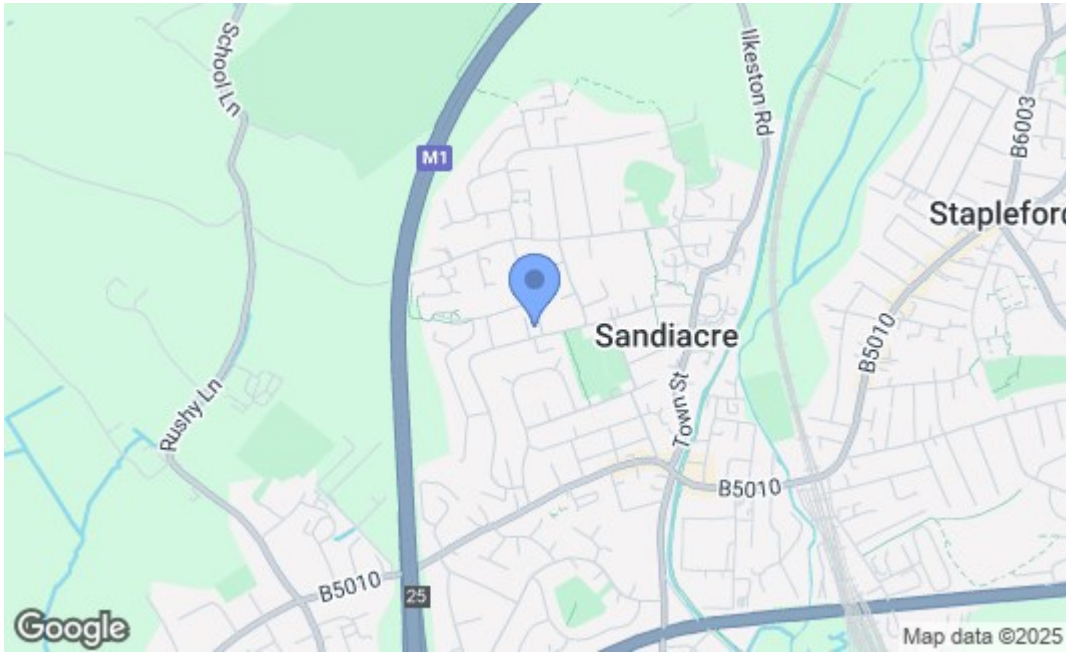
## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the Sandiacre traffic lights, turn right onto Town Street and start to proceed parallel with the canal, before taking a left hand turn onto Kings Road. At the "T" junction, turn left onto Travers Road and then take a right hand turn onto Barker Avenue East. The property can then be found on the left hand side, identified by our For Sale board.

## AGENTS NOTE

The current owner rents two garages from the Council, approximately £20 per month. There could be the option for the onward purchaser to continue this rental but need to discuss with Erewash Borough Council during the purchase process or after completion, otherwise these garages may already be held on a waiting list.





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