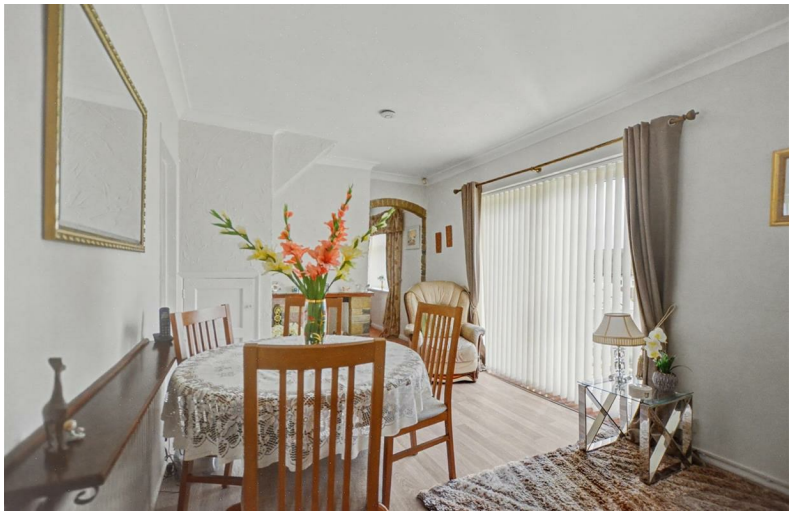
Robert Ellis

look no further...



Hart Avenue
Sandiacre, Nottingham NG10 5FY

A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£200,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND LOOKED AFTER TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hallway, dual aspect living room, separate dining area, kitchen and side 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, off-street parking via a double width driveway to the front, as well as a generous enclosed rear garden with views over Sandiacre and beyond.

The property is located within this popular residential top of Sandiacre location which is within close proximity to excellent nearby schooling for all ages. There is also easy access to good road networks such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, as well as Nottingham electric tram services and i4 bus connections.

There is also easy access to a variety of shops, services and amenities in Sandiacre and the nearby towns of Stapleford and Long Eaton. For those looking for outdoor access, the property sits within easy reach of Stoney Clouds Nature Reserve and the Erewash Canal footpath.

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

ENTRANCE HALL
6'0" x 5'4" (1.84 x 1.63)
uPVC panel and double glazed front entrance door, radiator, meter cupboard, staircase rising to the first floor, telephone point, Georgian-style panel and glazed door to the dining room.

DINING ROOM
15'2" x 10'6" (4.64 x 3.22)
Sliding double glazed patio doors opening out to the rear garden and raised deck (with fitted blinds), additional double glazed window to the side, coving, radiator, laminate flooring, useful storage closet housing the gas meter, Georgian-style panel and glazed door to the kitchen, decorative archway leading through the living room.

DUAL ASPECT LIVING ROOM
16'3" x 10'5" (4.96 x 3.18)
Double glazed windows to front and rear letting in lots of natural light (with fitted blinds), radiator, coving, decorative ceiling rose, wall light points, media points, central chimney breast incorporating a brick and Cornish slate fireplace with coal effect gas fire.

KITCHEN
9'10" x 6'8" (3.02 x 2.04)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with marble effect worktop space incorporating single sink and draining board with central mixer tap. Fitted four ring hob with oven beneath, tiled splashbacks, plumbing for washing machine and dishwasher, as well as further space for under-counter fridge or freezer, glass fronted crockery cupboards, display corner shelving, double glazed window to the front (with fitted roller blind), tiled floor, alarm control panel, uPVC panel and double glazed door leading to the side conservatory.

SIDE CONSERVATORY
14'5" x 5'10" (4.40 x 1.80)
Brick and double glazed construction with sloping ceiling, with dual aspect double glazed windows to the front, rear and side, uPVC panel and double glazed exit doors to front and rear, the front leading onto the driveway, the rear leading into the garden. Radiator, tiled floor, wall light points, power and lighting.

FIRST FLOOR LANDING
Double glazed window to the rear (with fitted Roman blind) with fantastic far reaching views over towards Sandiacre and beyond. Doors to all bedrooms and shower room. Boiler cupboard housing the Worcester gas fired combination boiler (for central heating and hot water), useful shelving and hanging space.

BEDROOM ONE
13'5" x 10'5" (4.10 x 3.19)
Double glazed windows to front and side (with fitted blinds), range of fitted bedroom furniture including two double wardrobes with matching overhead storage cupboards, vanity dresser unit and bedside cabinets, radiator, useful overstairs storage closet.

BEDROOM TWO
10'4" x 10'0" (3.17 x 3.07)
Double glazed window to the front (with fitted blinds), radiator, overstairs storage cupboard, TV and telephone points.

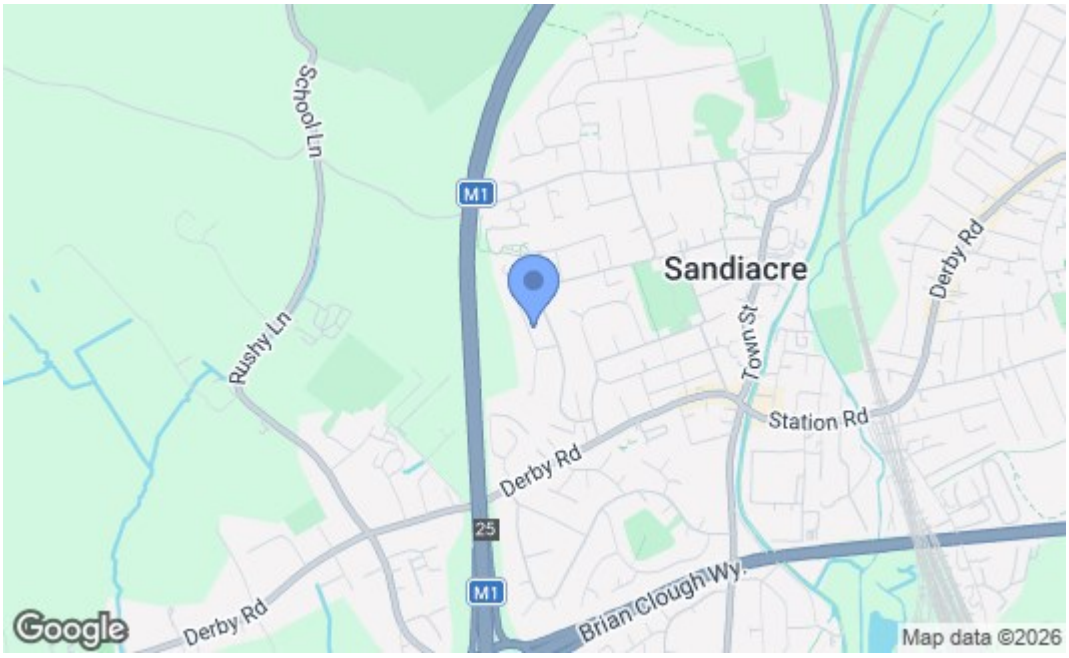
BEDROOM THREE
10'2" x 6'9" (3.10 x 2.06)
Double glazed window to the rear overlooking the rear garden, loft access point to an insulated loft space, radiator.

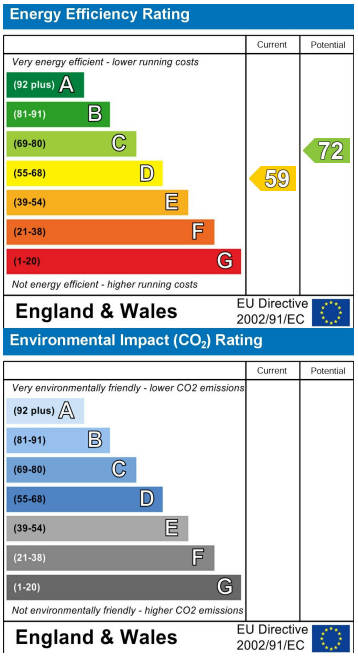
SHOWER ROOM
9'6" x 5'6" (2.90 x 1.68)
Modern three piece suite comprising tiled and enclosed shower cubicle with glass screen and sliding door, electric shower, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Fully tiled walls and floor, two double glazed windows to the rear (with fitted blinds), chrome ladder towel radiator, shaver point, spotlights, extractor fan.

OUTSIDE
To the front of the property, there is a double width tarmac driveway providing side-by-side off-street parking for two vehicles, rockery garden housing a variety of bushes and shrubbery, a pathway provides access to the front entrance door and the side conservatory uPVC door.

TO THE REAR
The rear garden is of a good overall size and proportion, ideal for families. Enclosed by timber fencing with concrete posts and gravel boards to the boundary lines. The garden is split into various sections with an initial raised deck entertaining space with stepped access then leading down beyond a rockery onto a lawn with stepping stone pathway which then provides access to the foot of the plot where a timber storage shed can be found. There are planted borders either side of the garden housing a further variety of specimen bushes and shrubbery, as well as a secondary paved patio area situated just behind the greenhouse. Within the garden there is an external water tap to the front and a lighting point.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At Sandiacre traffic lights, continue straight over onto Derby Road and continue up the hill in the direction of Risley. Look for and take an eventual right hand turn onto Stevens Road and then take the first left onto Wood Avenue. After the bend in the road, turn left onto Denton Drive and then take a right at the "T" junction onto Hart Avenue. The property can be found on the right hand side, identified by our For Sale board.





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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