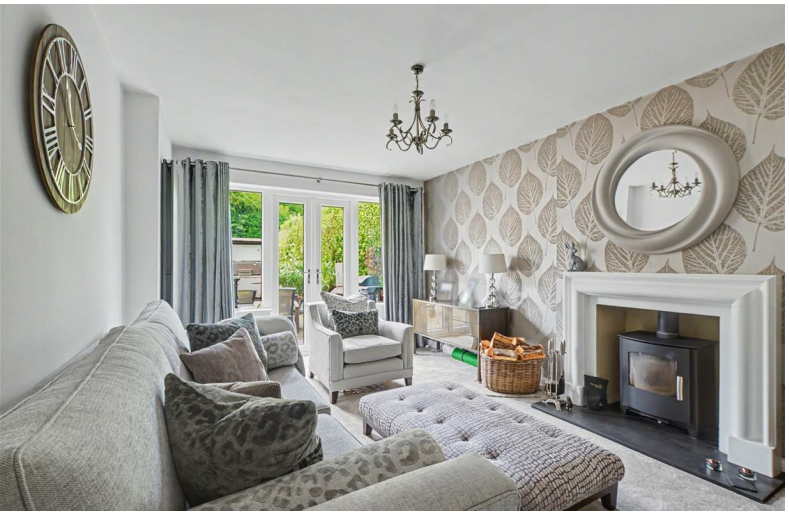
Robert Ellis

look no further...



Beech Avenue
Sandiacre, Nottingham NG10 5EH

AN EXTENDED FOUR BEDROOM
DETACHED HOUSE.

£550,000 Freehold

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We have great pleasure in offering for sale this substantial three reception room, four bedroom, two bathroom detached family residence.

Significantly extended and improved from its original form, this property is situated on a generous garden plot of around 0.12 of an acre in this highly regarded residential suburb. The property comes to the market in a ready to move into condition.

When you open the front door, you are welcomed into a generous hallway with stairs leading to the first floor and access to the ground floor living accommodation. There is fantastic flexibility with the accommodation, with the lounge to the front (with open fire), separate larger sitting room (with cast iron log burner) and there is a useful study (ideal for those looking to work from home).

Without a doubt, the USP of this house is the impressive open plan family dining kitchen, with a vaulted ceiling having Velux double glazed windows which bring in an abundance of natural light and many windows and French doors opening to the rear garden. This has a high quality range of fitted kitchen units with an array of built-in appliances, including two sets of double ovens and a five ring induction hob (great for those who enjoy cooking). There is a central island unit with boiling hot tap, built-in breakfast bar, and dining table, making this an ideal space for socialising and entertaining with family and friends.

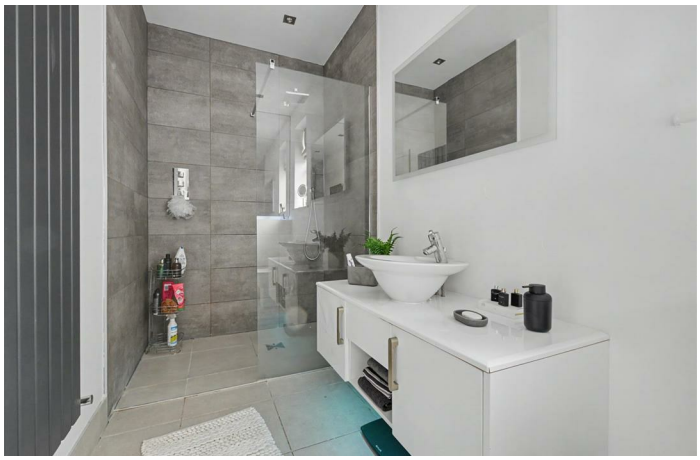
Completing the ground floor is a useful utility room with separate cloaks/WC, and an integral bespoke size garage.

Rising to the first floor, the landing provides access to four well proportioned bedrooms, the principal with large dormer window to the front and a generous en-suite providing a contemporary wet room. The family bathroom also offers a touch of luxury with a roll top bath and separate shower cubicle.

Off-street parking is provided for two cars to the front and access to the single garage with electric roller doors. The rear gardens are another feature of this home with a generous patio area beyond the rear elevation (great for BBQing and relaxing in the Summer months), there is a central section of garden laid to lawn and at the foot of the plot, there is a Mediterranean inspired garden terrace with large raised patio area to a covered seating area with space for a hot tub. There is attractive lighting, allowing this space to be used all year round.

Situated within the original village of Sandiacre (now a small town), the property is ideally placed for both families and commuters alike, as schools for all ages are within walking distance and for those who enjoy the outdoors, Stoney Clouds Nature Reserve is also only a stroll away. Sandiacre has a good variety of shops and facilties, as well as good transport being a short drive to the A52 linking Nottingham and Derby, along with Junction 25 of the M1 motorway.

We believe this property is ideal for growing families, looking particularly for flexibility and generous space to the ground floor and good size gardens.



ENTRANCE HALLWAY
19'9" x 6'10" (6.03 x 2.10)
A large and welcoming hallway with double glazed front entrance door with feature leaded light side windows, radiator, stairs to the first floor with understairs store closet.

LOUNGE
13'3" x 11'5" (4.05 x 3.50)
The focal point of this room is the feature fireplace which is open and finishes with cast iron with stone surround, feature radiator, double glazed bay window to the front (with fitted wood slat blinds).

SITTING ROOM
16'2" x 11'6" (4.95 x 3.52)
The focal point of this room is a contemporary inset cast iron log burner, tubular radiator, double glazed windows and French doors opening to the rear garden.

STUDY
10'5" x 6'9" (3.18 x 2.07)
Radiator, double glazed window to the rear.

INNER LOBBY
Door to garage, walk-in cloaks cupboard, door to utility room and door leading to the family dining kitchen.

FAMILY DINING KITCHEN
23'9" x 12'1" (7.25 x 3.70)
This fantastic space has a vaulted ceiling with three double glazed Velux roof windows bringing in an abundance of natural light, complemented by double glazed windows and French doors opening to the rear garden. The kitchen comprises a comprehensive range of fitted handle-free wall, base and drawer units with complementing square edge work surfacing and central island unit with inset stainless steel sink unit and breakfast bar area with base cupboards. Built-in appliances including two sets of Neff double ovens and Neff five ring induction hob with extractor hood over, integrated full size larder fridge and separate freezer, integrated dishwasher and bin storage. Fitted dining table finished in the same work surfacing as the breakfast bar and kitchen. Flat panel radiator and porcelain tiled floor which includes under-floor heating continuing through to the lobby and utility room.

UTILITY ROOM
7'8" x 5'5" (2.34 x 1.66)
Fitted units and work surfacing to match the kitchen with inset stainless steel sink unit and single drainer, concealed space and plumbing for washing machine, double glazed window, radiator, door to cloaks/WC.

CLOAKS/WC
Housing a two piece suite comprising wash hand basin and low flush WC with concealed cistern.

FIRST FLOOR LANDING
Wood spindle balustrade, doors to bedrooms and family bathroom.

BEDROOM ONE
17'0" x 12'0" (5.2 x 3.68)
Feature distressed wood painted floorboards, radiator, large double glazed dormer window to the front (with fitted wood slat blinds), door to en-suite.

EN-SUITE
11'2" x 5'1" (3.41 x 1.56)
A generous space with wash hand basin and vanity unit, low flush WC, walk-in wet room style shower with rain head shower and handheld shower rose. Large bathroom mirror with remote controlled LED lighting, flat panel radiator, double glazed window.

BEDROOM TWO
12'0" x 9'7" (3.68 x 2.93)
Radiator, double glazed window to the rear.

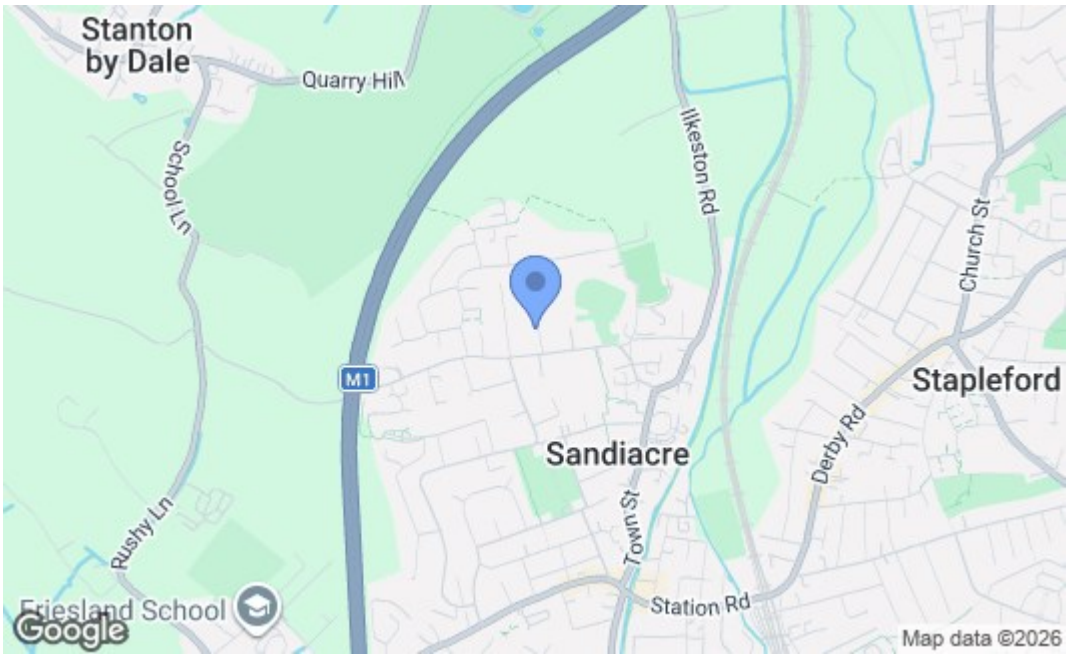
BEDROOM THREE
11'11" x 11'6" (3.65 x 3.53)
Radiator, double glazed window to the front (with fitted wood slat blinds).

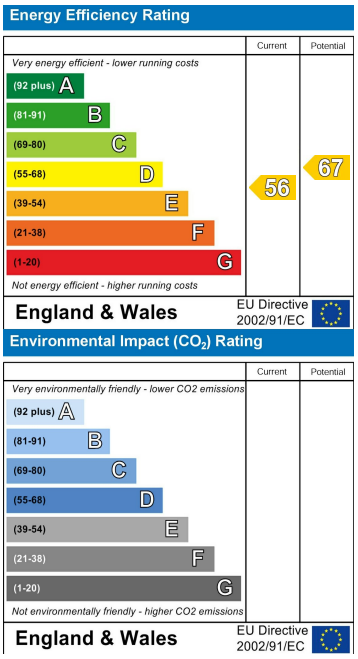
BEDROOM FOUR
8'7" x 6'11" (2.62 x 2.11)
Fitted single bed with storage drawers under, radiator, double glazed window to the front (with fitted wood slat blinds).

FAMILY BATHROOM
12'10" x 6'11" (3.93 x 2.11)
Offering a luxury four piece suite comprising large wash hand basin and vanity unit with storage under, low flush WC, roll top bath and walk-in shower enclosure with thermostatically controlled shower. Tiling to walls, heated towel rail, double glazed window.

OUTSIDE
The property is set back from the road with an attractive frontage which is walled and hedged in. There is a section of lawn with mature tree and shrub border, as well as a cobble-effect block paved driveway providing off-street parking for two vehicles which leads to the integral single garage. There is gated access to one side of the property leading to the rear garden. The rear gardens offer a generous size and a great degree of privacy with a large patio and BBQ area beyond the rear elevation. A sleeper retaining wall and steps lead to the central area of garden which is laid to lawn, flanked with shrub borders. There is a cobble-style meandering pathway leading to the foot of the garden where there is a great summer entertaining space finished with paving and partially covered, offering a Mediterranean-style feel, flanked with a rendered wall having lighting and raised planter. Space for hot tub. There is a useful covered storage area, ideal for bikes, etc., and a garden shed, external water tap and ornamental lighting.

GARAGE
16'4" x 12'1" (4.98 x 3.69)
A bespoke size integral garage with electric remote controlled roller door to the front, fitted bench with storage under, gas boiler (for central heating and hot water) and glass block window to the side.





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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