Robert Ellis

look no further...

Maple Avenue,
Sandiacre, Nottingham
NG10 5EF

Price Guide £390-410,000

Freehold

BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME IN SOUGHT AFTER SANDIACRE CUL-DE-SAC LOCATION WHICH IS READY TO MOVE INTO

Situated in a highly desirable cul-de-sac in Sandiacre, close to scenic walks and local amenities, this spacious and very well presented four bedroom detached family home offers versatile accommodation throughout, ideal for modern family living. The property enjoys an integral garage and a block paved driveway to the front providing ample off-road parking. The accommodation begins with an entrance porch leading into a welcoming entrance hall, complete with downstairs W.C. The ground floor offers a well balanced layout including a fitted breakfast kitchen, separate dining room and a large lounge, which flows into a conservatory spanning the full width of the property, creating an excellent additional living and entertaining space. The layout offers flexibility and could be easily adapted to suit the needs of the new owner. To the first floor, the landing leads to four well proportioned bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room, alongside a modern family bathroom. The property is beautifully presented throughout and is ready to move straight into. Outside, the rear garden is a particular feature, being mature, tiered and fully enclosed, offering a private and peaceful setting with rockery features, patio seating areas and well established planting. This is a superb opportunity to acquire a stylish and adaptable family home in a sought after residential location.

This immaculate and beautifully maintained home is entered via a light and airy porch which leads through to the welcoming entrance hall, with doors off to the breakfast kitchen, lounge, downstairs w.c. and integral garage. The breakfast kitchen is fitted with a range of cream shaker style units, incorporating integral appliances and a useful breakfast bar. The bay-fronted lounge provides a generous living space and opens through to a separate dining room, which in turn leads into the full width conservatory overlooking the private rear garden. To the first floor, the landing leads to four well-proportioned bedrooms, with the master bedroom benefiting from fitted wardrobes, additional storage and an en-suite shower room. The family bathroom is fitted with a large corner bath with electric shower over. The property is presented in neutral tones throughout and is ready for immediate occupation. Outside, a block-paved driveway provides off road parking and leads to the garage, complete with electric roller door and utility area. To the rear, the tiered garden enjoys a high degree of privacy and features lawns, rockery and established shrubs, with the property also owning an additional 6ft section beyond the rear fence line where mature trees provide further screening.

Maple Avenue is a quiet and well-regarded residential location within the popular area of Sandiacre, conveniently positioned for a wide range of local amenities, schools and transport links. The property is within easy reach of nearby shops and supermarkets, whilst excellent road connections including the M1, A52 and tram services provide straightforward access to Nottingham, Derby and surrounding areas. The nearby towns of Long Eaton and Stapleford also offer further shopping and leisure facilities, making this an ideal location for a variety of buyers.

Porch
6'5" x 8'6" approx (1.98m x 2.6m approx)
UPVC double glazed door to the front and windows to two sides, tiled flooring, ceiling light and door to:

Entrance Hall
10'7" x 6'5" approx (3.25m x 1.98m approx)
Laminate flooring, ceiling light, radiator, dado rail, cornice to the wall and ceiling, stairs to the first floor, doors to the lounge, breakfast kitchen, cloaks/w.c. and garage.

Cloaks/w.c.
Window into the porch, tiled floor, chrome towel radiator, ceiling light, low flush w.c., part tiled walls, wall mounted sink with mixer tap.

Breakfast Kitchen
14'7" x 7'11" approx (4.46m x 2.43m approx)
Having a UPVC double glazed window to the front and panel UPVC double glazed door with inset glazed panels to the side, laminate flooring, ceiling lights, radiator and doors to the entrance hall and dining room. Having a range of cream Shaker style wall, drawer and base units to three walls with roll edged work surfaces and breakfast bar, tiled splashbacks, AEG integral oven and microwave, integral dishwasher, four ring gas burner and AEG extractor over, acrylic splashbacks, inset 1½ bowl stainless steel sink and drainer with mixer tap, free standing fridge freezer.

Lounge
14'5" x 13'6" approx (4.41m x 4.12m approx)
Double glazed bay window into the conservatory, laminate flooring, double radiator, ceiling light, cornice to the wall and ceiling, picture rail, built-in brick fireplace with electric fire, tiled hearth, TV and telephone points.

Dining Room
9'9" x 8'0" approx (2.99m x 2.45m approx)
UPVC double glazed sliding doors into the conservatory, carpeted flooring, ceiling light, double doors to the lounge with inset glazed panels, radiator, cornice to the wall and ceiling and dado rail.

Consrevatory
22'8" x 7'9" approx (6.93m x 2.38m approx)
The conservatory spans the width of the property with UPVC double glazed windows overlooking the rear garden, French doors, laminate flooring, two wall lights, radiator and power points.

First Floor Landing
14'1" x 5'10" approx (4.3m x 1.79m approx)
UPVC double glazed window to the side, recently replaced carpeted flooring, ceiling light, loft access hatch, picture rail and doors to:

Bedroom 1
11'11" x 10'9" approx (3.65m x 3.28m approx)
UPVC double glazed window to the rear, laminate flooring, ceiling light, cornice to the wall and ceiling, radiator, over the bed storage and bedside tables, sliding mirror wardrobes and door to:

En-Suite
8'6" x 4'7" approx (2.6m x 1.4m approx)
Obscure UPVC double glazed window to the side, tiled flooring, ceiling light, towel radiator, low flush w.c., pedestal wash hand basin with tiled splashbacks, built-in cupboard and enclosed shower.

Bedroom 2
10'9" x 10'7" approx (3.29m x 3.25m approx)
UPVC double glazed window to the rear, laminate flooring, ceiling light, radiator.

Bedroom 3
10'5" x 8'1" approx (3.2m x 2.47m approx)
UPVC double glazed window to the front, laminate flooring, ceiling light, radiator, built-in cupboard housing the water tank.

Bedroom 4
7'6" x 7'5" approx (2.3m x 2.28m approx)
UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light and telephone point.

Bathroom
7'5" x 6'6" approx (2.27m x 2m approx)
Obscure UPVC double glazed window to the front, tiled floor, ceiling light, chrome towel radiator, low flush w.c., pedestal wash hand basin, panelled corner bath with a seat and electric Mira shower above having a rail and cream tiled walls, electric shaver point and storage cupboard.

Outside

Garage
18'6" x 7'6" approx (5.65m x 2.3m approx)
This is also used as a utility room and has an electric up and over door, carpet tiled floor, water supply, power and ceiling light.

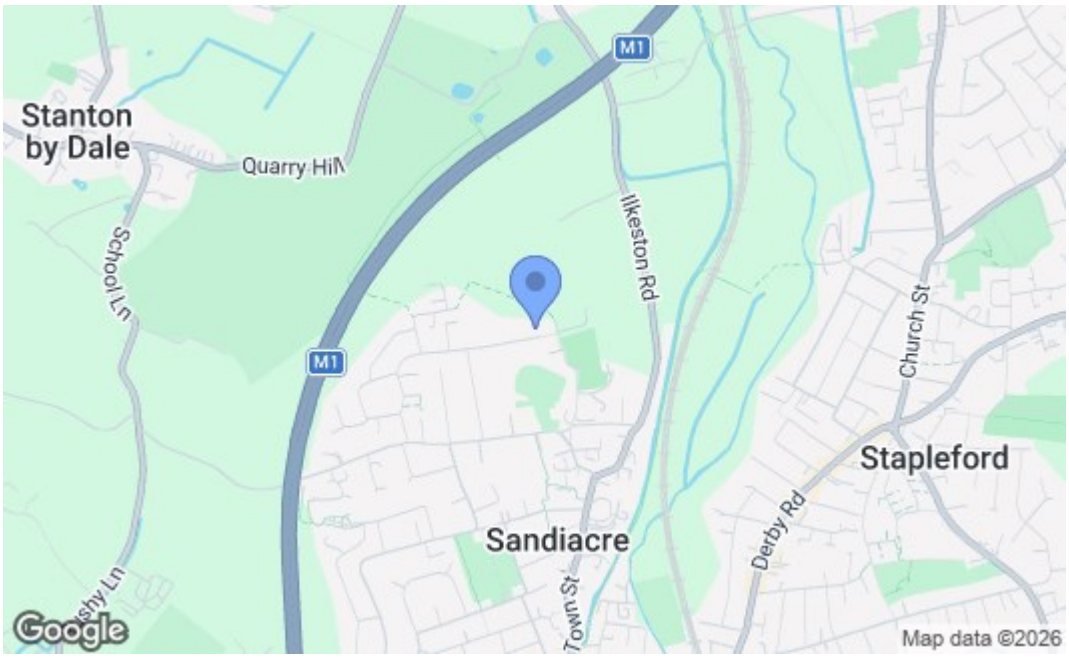
Outside
There is a block paved driveway to the front for at least two vehicles, steps to the entrance porch and paved area, the property stands back from the road, tucked away in the corner of Maple Avenue. There is a secure gate to the left hand side which leads to the rear.

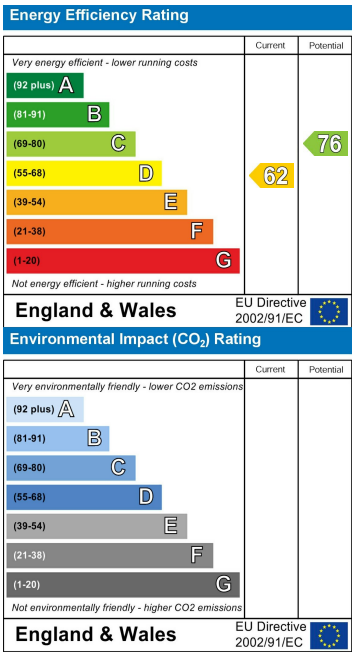
There is a tiered, private enclosed garden with block paved patio, steps to a rockery garden and lawn and further steps to a lawn and rockery, garden shed, hedging and fencing to the boundaries, palm tree and beyond the fence there is a further 6-8ft which also belons to the property.

Directions
9325JG

Council Tax
Erewash Borough Council Band D

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 9mbps Superfast 68mbps Ultrafast 1800mbps
Phone Signal – Vodafone, 02, Three, EE
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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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