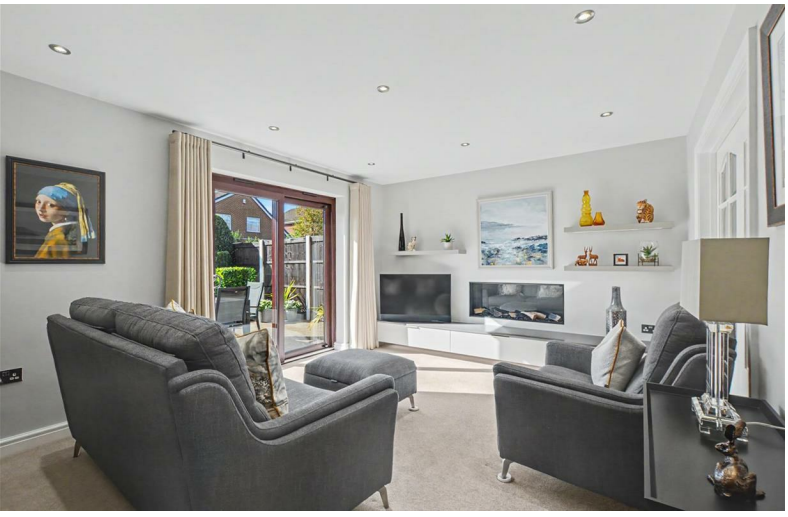
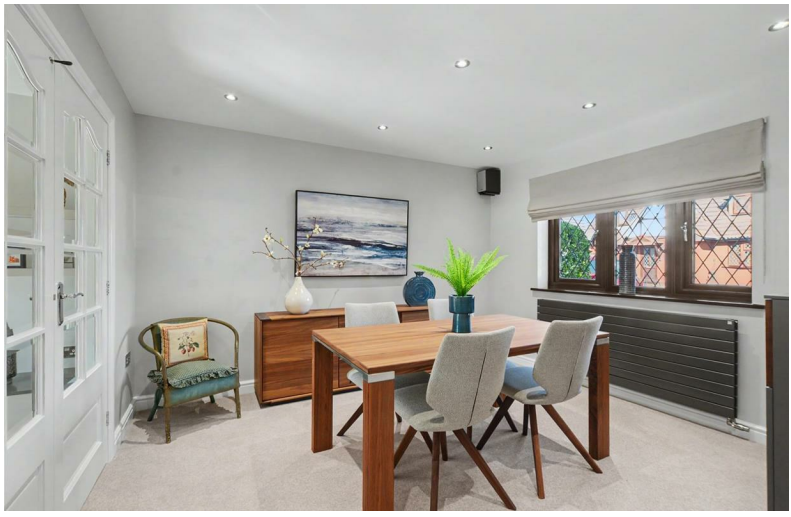
Robert Ellis

look no further...







St. James Court,
Sandiacre, Nottingham
NG10 5NR

£415,000 Freehold

0115 946 1818

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MOVE STRAIGHT IN AND ENJOY THIS DREAM HOME.

This is a great opportunity to purchase a property that is modern throughout and finished to a high specification. This fantastic home will appeal to buyers looking for a quality property both inside and outside.

The entrance hallway has stairs rising to the first floor and doors leading to the cloakroom, living room, dining room and kitchen. The cloakroom is modern fitted with a contemporary vertical radiator. The living room is a good size with a feature log effect wall mounted fireplace and glazed doors opening to the rear garden. The dining room has glazed double doors leading to the living room and a window overlooking the front elevation. The modern fitted kitchen is impressive with Neff and Siemens integrated appliances, quartz worktops and a fitted seating area.

The landing leads to the four bedrooms, three bedrooms are double in size with fitted furniture and master en-suite with underfloor heating. The fourth bedroom is a single size or useful home office. The family bedroom is generous in size and has a four piece modern suite fitted and underfloor heating. The gardens to both the front and rear are landscaped, there is garden office with both power and light. The driveway to the front provides off road parking and access to the integral single garage with electric up and over door.

The property is well placed for easy access to the shopping facilities provided by Sandiacre and Long Eaton which includes Asda, Tesco, Lidl and Aldi stores as well as numerous other retail outlets, if required there is good schooling for all ages, healthcare and sports facilities and the excellent transport links include J25 of the M1 which is only a few minutes drive away, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





Entrance Hallway
UPVC entrance door with obscure double glazed light panels within and floor to ceiling light panel to the side, ceiling spotlights, feature wall panelling, anthracite radiator, stairs to the first floor, format tiled flooring with underfloor heating, understairs storage cupboard with underfloor heating control panel for the ground floor.

Cloaks/w.c.
3'6" x 4'3" approx (1.08m x 1.32m approx)
Obscure UPVC double glazed window to the side, two piece Geberit white suite comprising of a floating vanity unit with inset sink having a chrome mixer tap, concealed w.c., tiled walls and floor, recessed shelving with mirror and spotlights over, modern vertical anthracite radiator.

Living Room
11'8" x 15'7" approx (3.56m x 4.76m approx)
UPVC double glazed sliding patio door to the rear, ceiling spotlights, glazed doors to the dining area, wall mounted anthracite vertical radiator, electric log effect fire with floating storage unit under and quartz surface.

Dining Room
11'0" x 12'3" approx (3.36m x 3.74m approx)
UPVC double glazed window to the front, ceiling spotlights, anthracite radiator, door to the entrance hallway.

Breakfast Kitchen
12'2" x 11'7" approx (3.71m x 3.55m approx)
UPVC double glazed window to the rear, UPVC panel and double glazed door with built-in blinds to the rear, ceiling spotlights, wall, base and drawer units with quartz work surfaces and matching upstand, inset 1½ bowl sink and draining grooves with a chrome mixer tap, Neff single electric oven, Neff microwave, Neff induction hob with quartz splashback and extractor over, under-cabinet lighting, Siemens fridge freezer, Siemens integrated washing machine, seating area for two, tiled floor with matching skirting and underfloor heating, anthracite vertical radiator.

First Floor Landing
Loft access hatch and doors to:

Bedroom 1
13'2" x 8'6" to wardrobes approx (4.02m x 2.6m to wardrobes approx)
UPVC double glazed window to the rear, radiator, fitted furniture comprising of two bedside cabinets, wardrobes with shelving and hanging rails, door to:

En-Suite
4'10" x 5'4" to 8'5" max approx (1.48m x 1.64m to 2.57m max approx)
Obscure UPVC double glazed window to the side, ceiling spotlight, extractor fan, floating vanity wash hand basin with chrome mixer tap, concealed w.c., shower cubicle with an Aqualisa electric shower, majority tiled walls, electric anthracite heated towel rail, tiled floor with underfloor heating.

Bedroom 2
10'11" x 10'4" approx (3.35m x 3.17m approx)
UPVC double glazed window to the front, radiator, fitted furniture comprising of wardrobes with shelving and hanging rails, drawers and bedside cabinet.

Bedroom 3
9'10" x 10'4" approix (3.01m x 3.16m approix)
UPVC double glazed window to the rear, radiator, fitted wardrobes with shelving and hanging rails, drawers and bedside cabinet.

Bedroom 4/Office
6'7" x 6'9" approx (2.01m x 2.08m approx)
UPVC double glazed window to the rear, radiator, fitted desk.

Bathroom
10'9" x 7'1" to 11'7" approx (3.29m x 2.18m to 3.55m approx)
Obscure UPVC double glazed window to the rear, four piece Vitra suite comprising of a floating vanity unit with quartz surface and inset sink with a chrome mixer tap and feature lighting, tiled splashback, concealed w.c., bath with central chrome taps and bath niche with lights, shower cubicle with an Aqualisa shower, ceiling spotlights, extractor fan, tiled floor with underfloor heating, anthracite heated towel rail.

Outside
There is a block paved drive to the front and providing access to the rear, landscaped garden with a shaped lawn, decorative pebbles, hedges and external lighting,

To the rear there is a block paved seating area, landscaped lawned garden with gravelled area, stepping stones and well stocked borders with shrubs and bushes, external lighting, power and water, secure gate to the front, retractable awning , timber storage shed, fencing to the boundaries.

Garden Room
9'2" x 7'2" approx (2.81m x 2.2m approx)
The garden room is on a concrete base of a timber construction which is insulated and has UPVC double glazed windows and French doors, power and light.

Garage
8'2" x 18'1" approx (2.5m x 5.52m approx)
Single integral garage with electric up and over door, power and light and houses the Ideal central heating boiler.

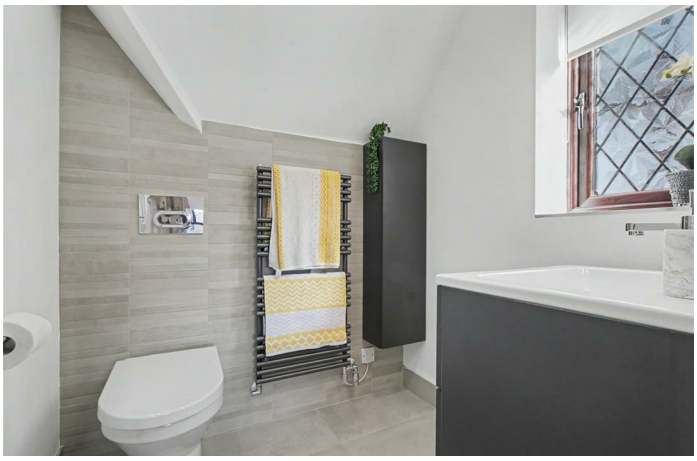
Directions
From the A52/J25 of the M1 motorway roundabout proceed towards Long Eaton along Bostocks Lane. Take the second turning left onto Park Drive continuing along until reaching the head of Park Drive following the road around to the right as it becomes Springfield Avenue looking for the turning on the right hand side.
9607MH

Agents Notes
The sellers of this property are purchasing a new build which will not be complete until September 2027.

Council Tax
Erewash Borough Council Band E

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 7mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
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



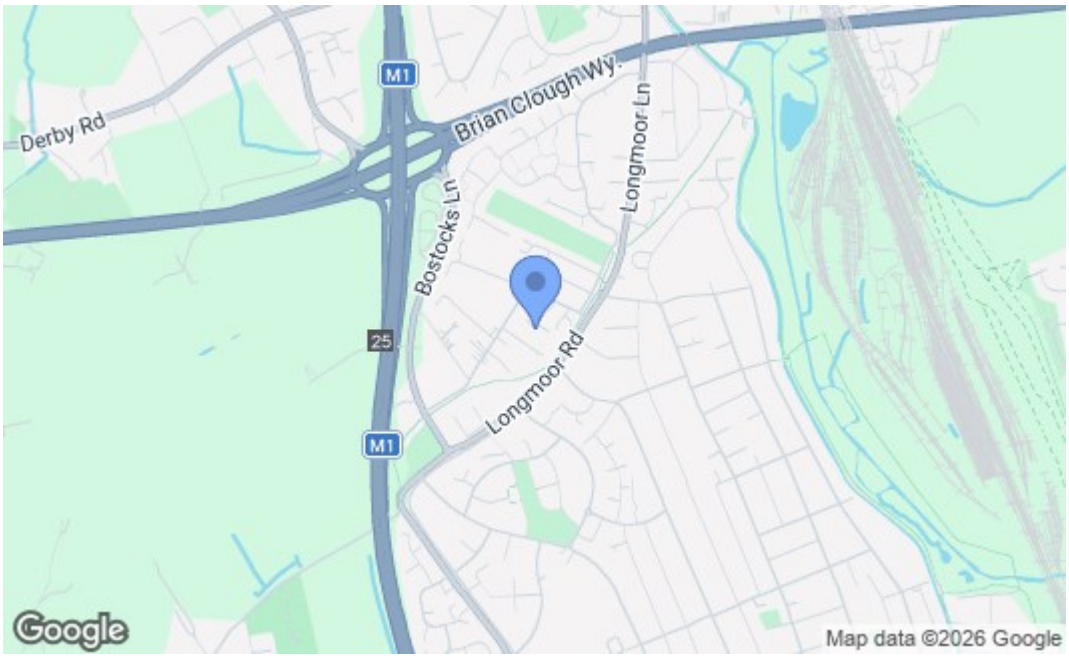


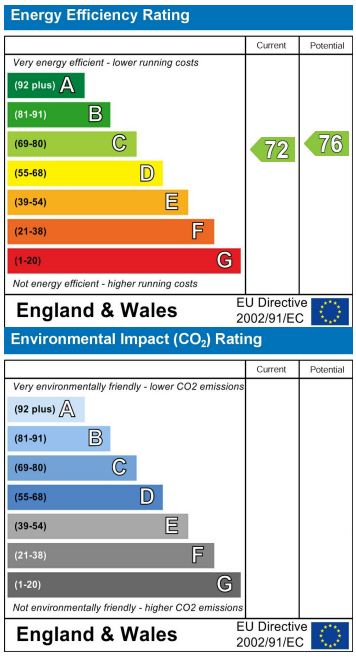












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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