



Friesland Drive,
Sandiacre, Nottingham
NG10 5HP

O/A £280,000 Freehold

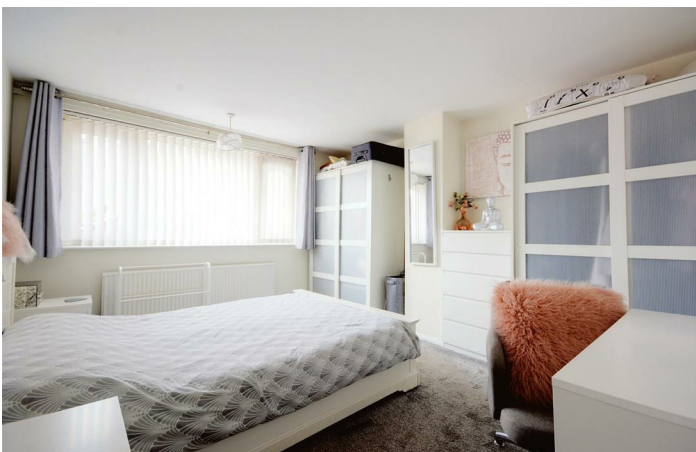


A THREE BEDROOM DETACHED HOUSE WITH OFF STREET PARKING, GARAGE AND ENCLOSED REAR GARDEN.

Robert Ellis are delighted to bring to the market this spacious and well presented detached house. The property is constructed of brick and benefits from gas central heating and double glazing and would be suitable for a range of buyers, including first time buyers, growing families and those looking to downsize.

The property briefly comprises of an entrance hallway, lounge, open plan kitchen diner with integrated appliances and ground floor w.c. To the first floor there is a bright landing leading to three good size bedrooms and the family bathroom. To the front there is ample off street parking for several vehicles and access into the garage and side gate to the rear garden. To the rear there is a private and enclosed garden with astroturf, patio area and purpose built garden room.

Located in the popular residential town of Sandiacre, close to a wide range of local schools, shops and parks. The property sits within catchment of Friesland secondary school and is within walking distance of the town centre where retail outlets and health care facilities can be found. The property benefits from fantastic transport links including nearby bus routes and easy access to major road links including the A52 and M1, both Long Eaton train station and East Midlands Airport are just a short drive away, an internal viewing is highly recommended to appreciate the property and location on offer.



Entrance Hall

Composite front door, laminate flooring, radiator, obscure UPVC double glazed window to the side, built-in storage cupboard and ceiling light.

Living Room

11'9 x 13'3 approx (3.58m x 4.04m approx)

UPVC double glazed window to the front, radiator, laminate flooring and ceiling light.

Kitchen Diner

9'4 x 26'9 approx (2.84m x 8.15m approx)

UPVC double glazed window and door to the rear, laminate flooring, radiator, wall, base and drawer units with a work surface over, inset sink and drainer, integrated oven and grill and five ring gas hob, space for a dishwasher and washing machine and ceiling light.

Ground Floor w.c.

1'8 x 2'8 approx (0.51m x 0.81m approx)

Low flush w.c. with built-in wash basin, laminate flooring and ceiling light.

First Floor Landing

UPVC double glazed window to the side, carpeted flooring, loft access and ceiling light.

Bedroom 1

12'5 x 10'5 approx (3.78m x 3.18m approx)

UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

Bedroom 2

10'6 x 10'6 approx (3.20m x 3.20m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

Bedroom 3

7'2 x 7'8 approx (2.18m x 2.34m approx)

UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

Shower Room

7'7 x 7' approx (2.31m x 2.13m approx)

Obscure UPVC double glazed windows to the side and rear, tiled flooring, double enclosed shower unit, heated towel rail, low flush w.c., utility sink and spotlights.

Outside

The rear garden has astroturf, patio and garden room with power.

Directions

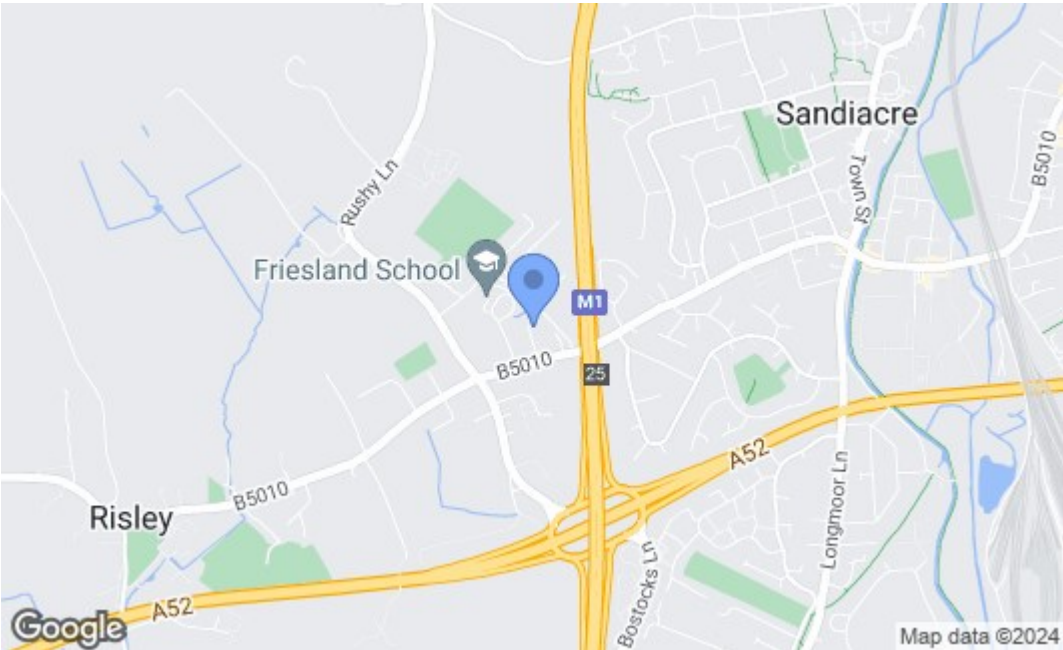
From the A52/J25 of the M1 motorway, proceed towards Sandiacre/Risley along Bostocks Lane and turn right into Derby Road and left into Friesland Drive where the property can be found on the left.

7504AMRS

Council Tax

Erewash Borough Council Band D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	65	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.