Robert Ellis

*look no further. . .*

Park Drive,
Sandiacre, Nottingham
NG10 5NB

**O/I/E £500,000 Freehold**

A SUPERB FOUR BEDROOM DETACHED FAMILY HOME WITH AMPLE OFF STREET PARKING AND DOUBLE DETACHED GARAGE.

Robert Ellis are delighted to bring to the market this sizable four bedroom detached family home offering versatile living space. The property was constructed in 2004 in brick and benefits from gas central heating and double glazing and an internal viewing is highly recommended to appreciate the property and location on offer.

The property briefly comprises of a large welcoming entrance hallway with a beautiful wooden staircase leading to the updated breakfast kitchen with fitted appliances, ground floor w.c., dining room, lounge and study. To the first floor the landing leads to the four good size bedrooms and four piece family bathroom, with the master bedroom benefiting from its own en-suite shower room. Outside there is ample off road parking for several vehicles and a large double detached garage with electric up and over doors, power and lighting. The sunny garden wraps around the property and has been landscaped in recent years benefiting from a patio area, lawn and flower beds.

Located in the popular residential area of Sandiacre, close to a wide range of local schools, shops and parks, the property benefits from fantastic transport links including nearby bus stops and easy access to the M1 and A52 for both Derby and Nottingham. Long Eaton train station and East Midlands Airport are both within a 15 minute drive.

Entrance Hall
UPVC double glazed front door, carpeted flooring, built-in storage cupboard, radiator and spotlights.

Breakfast Kitchen
19' x 10' approx (5.79m x 3.05m approx)
UPVC double glazed window to the front, UVPC double glazed door to the rear, tiled flooring, wall, base and drawer units with work surfaces over, inset sink and drainer, integrated self cleaning electric oven, five ring gas hob and extractor over, integrated dishwasher and wine cooler, space for a fridge freezer, integrated washing machine, radiator and spotlights.

Ground Floor w.c.
3'9 x 3' aprox (1.14m x 0.91m aprox)
Obscure UPVC double glazed window to the side, tiled flooring, wall mounted sink, low flush w.c. and ceiling light.

Dining Room
10'5 x 12'9 approx (3.18m x 3.89m approx)
UPVC double glazed window to the rear, French doors to the rear garden, carpeted flooring, radiator and ceiling light.

Lounge
17'9 x 10'9 approx (5.41m x 3.28m approx)
UPVC double glazed windows to the rear, UPVC double glazed French doors to the rear garden, electric fire, carpeted flooring and ceiling light.

Study
10'1 x 7'4 approx (3.07m x 2.24m approx)
UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

First Floor Landing
Carpeted flooring, radiator and spotlights.

Bedroom 1
13'4 x 10'3 approx (4.06m x 3.12m approx)
UPVC double glazed French doors with a Juliette balcony, carpeted flooring, radiator and ceiling light.

En-Suite
10'3 x 2'9 approx (3.12m x 0.84m approx)
UPVC double glazed Velux window, tiled flooring, double enclosed shower unit, pedestal wash hand basin, low flush w.c., heated towel rail and ceiling light.

Bedroom 2
12'2 x 10' approx (3.71m x 3.05m approx)
UPVC double glazed window to the rear and Velux window, carpeted flooring, radiator and ceiling light.

Bedroom 3
11'9 x 8'6 approx (3.58m x 2.59m approx)
UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

Bedroom 4
10'1 x 8'1 approx (3.07m x 2.46m approx)
UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

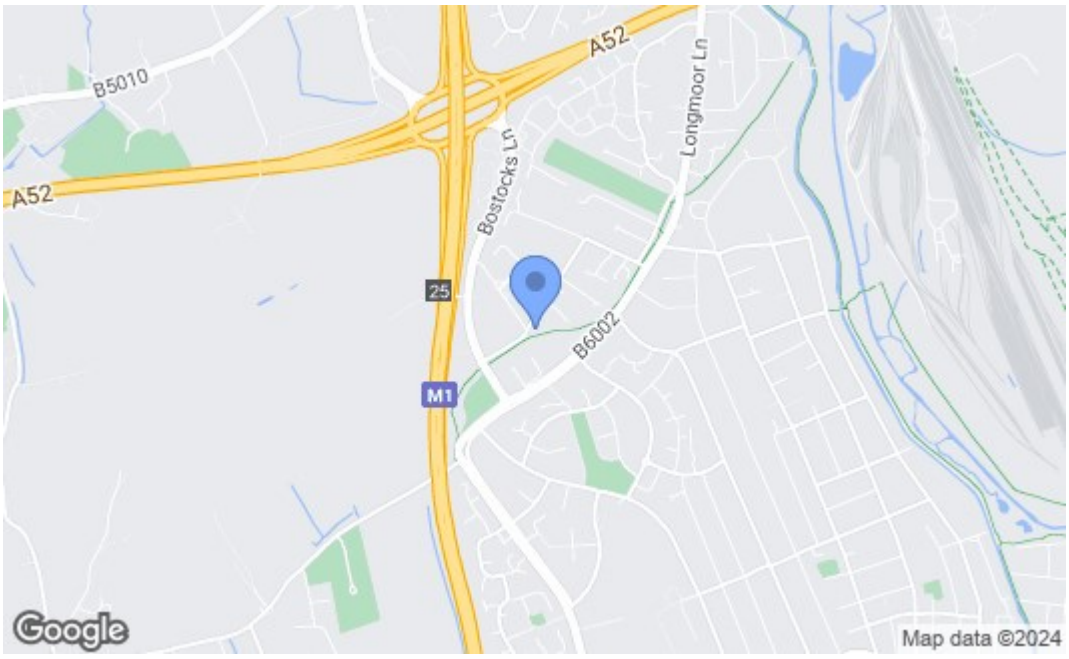
Bathroom
9' x 7'8 approx (2.74m x 2.34m approx)
Obscure UPVC double glazed window to the side, vinyl flooring, corner bath, single enclosed shower unit, low flush w.c., pedestal wash hand basin, heated towel rail and ceiling light.

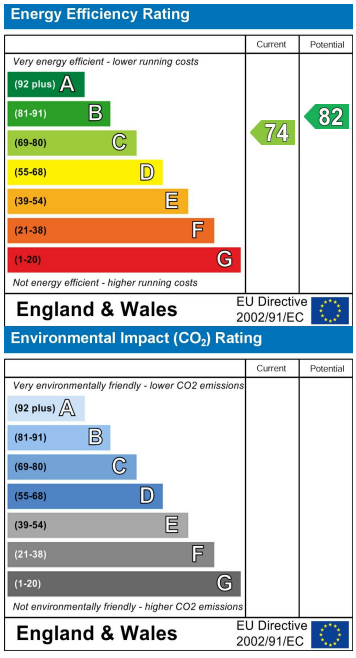
Outside
There is ample off street parking and a sunny garden which wraps around the whole of the property.

Double Garage
With electric up and over doors, power and lighting.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road. Follow the road to the mini island and turn left onto Bostocks Lane and first right onto Park Drive.
7542AMRS

Council Tax
Erewash Borough Council Band E




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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