Robert Ellis

*look no further. . .*







Oakfield Drive,
Sandiacre, Nottingham
NG10 5NH

**£285,000 Freehold**

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A SPACIOUS DETCAHED HOUSE LOCATED ON OAKFIELD DRIVE WHICH IS A POPULAR CUL DE SAC LOCATION IN SANDIACRE.

This versatile property is well presented throughout and would appeal to a variety of buyers. The entrance door is on the side elevation and opens into the vaulted hallway with stairs rising to the first floor, understairs storage cupboard and access to the kitchen, study, dining room and living room. The duel aspect living room is light and airy and is open to the dining room and is a good size. The conservatory overlooks the rear garden and benefits from under floor heating. The study is a useful space and has a window to the front elevation/ The kitchen provides lots of storage space and there is door accessing the car port to the side elevation.

The first floor landing has a storage cupboard, loft hatch and door access to all bedrooms and shower room. The shower room is modern fitted and is a great feature to the property. There is a block paved driveway to the front elevation and provides off road parking for approximately three vehicles. There is a gated car port providing additional parking and access to the single detached garage. The rear garden is south westerly facing and offers excellent privacy.

Located in the popular residential village of Sandiacre, close to a wide range of local schools, shops and parks. The property benefits fantastic transport links including easy access to nearby bus stops and major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station just a short drive away. Long Eaton town centre is also a short drive away where supermarkets and healthcare facilities can be found.





## Entrance Hallway
UPVC panel door with decorative light panels within, stairs to the first floor, radiator, understairs storage cupboard and doors to:

## Living Room
18'6" x 9'8" approx (5.64m x 2.97m approx)
Coving, picture rail, gas fire with Adam style timber surround with marble hearth and insert, Living Flame gas fire, open to the dining area and UPVC door and window overlooking the conservatory.

## Dining Area
10'11" x 13'6" approx (3.34m x 4.13m approx)
Two UPVC double glazed windows to the front, coving, picture rail and a radiator.

## Conservatory
9'8" x 10'10" approx (2.96m x 3.31m approx)
UPVC double glazed windows with a brick course, UPVC double glazed French doors to the rear, polycarbonate roof, tiled floor with underfloor heating.

## Kitchen
9'10" x 10'9" approx (3m x 3.3m approx)
UPVC double glazed window to the rear, UPVC door with obscure decorative light panels within, Shaker style wall, base and drawer units with laminate work surface over, matching upstand and tiled splashback, 1½ bowl stainless steel sink and drainer with a chrome mixer tap, integrated single electric oven, integrated four ring gas burner with acrylic splashback, extractor over, plumbing and space for a washing machine and under-counter fridge, plumbing and space for a dishwasher, ceiling spotlights, heated chrome towel rail, tiled floor.

## Study
10'10" x 7'6" approx (3.32m x 2.3m approx)
UPVC double glazed window to the front, coving, radiator.

## First Floor Landing
Access hatch to the loft which is mostly boarded and has lighting, radiator, storage cupboard with shelves and doors to:

## Bedroom 1
10'9" x 12'1" approx (3.3m x 3.7m approx)
UPVC double glazed window to the front, radiator, eaves storage cupboards and two wardrobes with hanging and shelving.

## Bedroom 2
9'5" x 9'5" max approx (2.89m x 2.89m max approx)
UPVC double glazed window to the side, radiator, wood effect laminate flooring, eaves storage, built-in wardrobes with shelving and hanging, access hatch with pull down ladder leading to the loft which is boarded and has lighting.

## Bedroom 3
11'1" x 6'11" approx (3.38m x 2.13m approx)
UPVC double glazed window to the side, radiator.

## Shower Room
6'11" x 7'1" approx (2.12m x 2.17m approx)
Obscure UPVC double glazed window to the side, three piece suite comprising of a low flush w.c., vanity wash hand basin with chrome mixer tap, walk-in shower cubicle with glazed screen and mains fed shower, tiled walls, heated towel rail, grey wood effect laminate flooring.

## Outside
Block paved driveway providing off road parking for approx. three vehicles, metal gates providing access to the covered car port with a polycarbonate roof and timber frame construction, concrete hard standing having a light and giving access to the garage and rear garden.

The rear garden is south-west facing and has a paved patio area, raised lawned garden with well stocked borders and additional paved patio, wooden fence to the boundaries.

## Detached Single Garage
30'6" x 8'9" approx (9.3m x 2.69m approx)
Single up and over door, power and lighting, side door to the garden, single glazed window to the side.

## Directions
Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street and continue to the end. At the mini island turn left and then immediately right onto Springfield Avenue, left onto Park Drive and right into Oakfield Drive.
9019MH

## Council Tax
Erewash Borough Council Band D

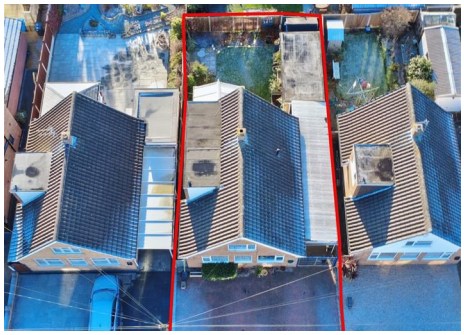
## Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 5mbps Superfast 69mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Vodafone, Three
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





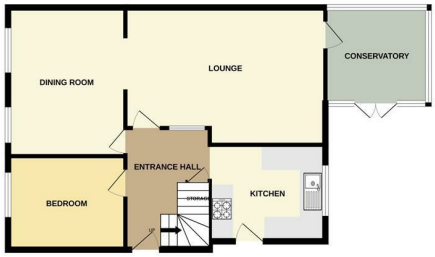






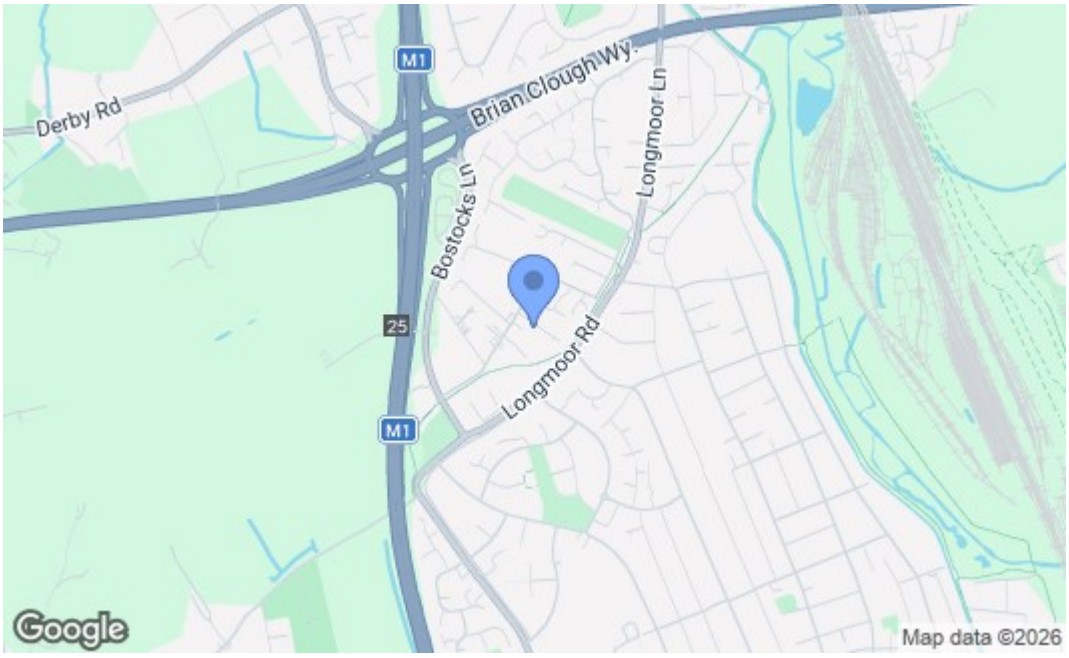
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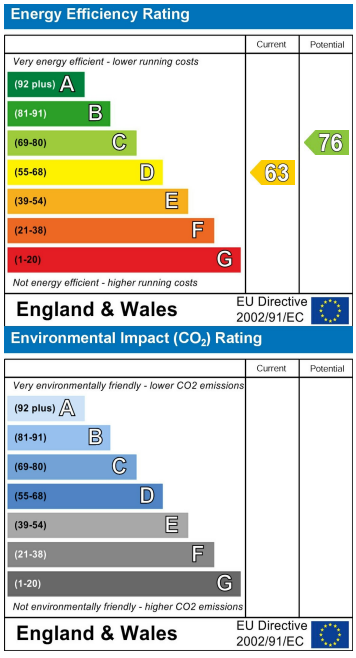
GROUND FLOOR




1ST FLOOR




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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