Robert Ellis

look no further...

Belton Close,
Sandiacre, Nottingham
NG10 5PE

£499,950 Freehold

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A STUNNING, INDIVIDUAL HOME WHICH HAS BEEN EXTENDED AND REFURBISHED THROUGHOUT TO OFFER THE PERFECT FAMILY HOME WHICH IS READY TO MOVE STRAIGHT IN TO.

It gives Robert Ellis great pleasure to bring to the market a detached family home with a modern contemporary interior that includes a showcase open plan living/dining kitchen with bi-folding doors facing onto the landscaped rear garden which suits modern day living. This property really does have the WOW factor as soon as you enter and has been finished to a high specification with Granite work surfaces to the kitchen and utility room and benefiting from Karndean floor throughout the ground floor. Being found on the corner of Belton Close, which is at the top of a cul-de-sac, the property is found close to local amenities and facilities including primary and secondary schools and good commuter links. To fully appreciate all this property has to offer, an internal viewing is a must.

Upon entry there is a large entrance hall giving access to the garage, ground floor w.c. and to the main open plan living/dining kitchen. To the right there is a lounge and to the left a dining area with bi-folding doors onto the rear garden and the kitchen with an island having fitted appliances. We are sure this will be the main focal point of this beautiful home. There is another area which is tucked away and used as a snug and there is a door to a large utility room. To the first floor there are five bedrooms, two benefiting from built-in wardrobes, the master bedroom has a dressing area and luxurious en-suite with his and her basins. There is also a luxurious family bathroom. Outside to the front of the property there is a driveway with off road parking for 2/3 cars and side access to the privately enclosed landscaped garden which has an area with a large timber frame, ideal for private seating.

The property is well placed for easy access to local shops provided by Sandiacre and Long Eaton where there are Asda, Tesco and Aldi stores and many other retail outlets, there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
UPVC double glazed front entrance door and window, two radiators, Karndean floor, stairs to the first floor, door to garage and door to:

Ground Floor w.c.
Low flush w.c., sink with cupboard under, fully tiled walls and splashbacks, chrome heated towel rail, UPVC double glazed window to the front and tiled floor.

Open Plan Living/Dining Kitchen

Lounge
15'4 x 12'7 approx (4.67m x 3.84m approx)
Inset fireplace with electric fire and a tiled slate hearth, UPVC double glazed bay window to the rear, Karndean floor, TV and internet points and open to:

Dining Kitchen
17'3 x 20'5 approx (5.26m x 6.22m approx)
An extensive range of wall, base and drawer units with granite work surface over, built-in three quarter fridge and quarter freezer, large larder with a 16 bottle wine rack, five ring Bosch gas hob with Bosch extractor hood over, Bosch integrated microwave, Bosch double oven, island with storage and a quartz work surface with inset sink and drainer and swan neck mixer tap over, drinks fridge, built-in dishwasher and built-in bin cupboard, Karndean floor, spotlights, vertical modern radiator, UPVC double glazed window and bi-folding four doors onto the rear garden. Door to:

Utility Room
9'9 x 6'7 approx (2.97m x 2.01m approx)
Wall and base units with granite work surface over, inset sink and drainer with swan neck mixer tap over, splashbacks, plumbing for an automatic washing machine, space for a tumble dryer, radiator, Karndean floor, spotlights, composite rear exit door and UPVC double glazed window to the front.

Snug
8'1 x 6'5 approx (2.46m x 1.96m approx)
Karndean floor, radiator, UPVC double glazed window to the front.

First Floor Landing
UPVC double glazed window to the side, radiator, access to the loft via a pull down ladder housing the gas central heating boiler, partially boarded and having a light. Door to airing/storage cupboard and doors to:

Bedroom 1
13'9 x 10'5 approx (4.19m x 3.18m approx)
UPVC double glazed window to the rear, radiator, TV point and door to:

En-Suite
9'7 x 6'7 approx (2.92m x 2.01m approx)
Double walk-in shower cubicle with glass screen having a shower from the mains with a waterfall shower head and hand held show, low flush w.c., his and hers basins, fully tiled walls and splashbacks, tiled floor, heated towel rail, spotlights, extractor fan and UPVC double glazed window to the front.

Bedroom 2
12'8 x 9'9 approx (3.86m x 2.97m approx)
UPVC double glazed window to the rear, radiator, built-in wardrobe with sliding doors, TV point.

Bedroom 3
10'6 x 9'9 approx (3.20m x 2.97m approx)
UPVC double glazed window to the rear, radiator, built-in wardrobes with sliding doors and TV point.

Bedroom 4
9'9 x 4'8 approx (2.97m x 1.42m approx)
UPVC double glazed window to the front, radiator.

Bedroom 5
7'4 x 7'3 approx (2.24m x 2.21m approx)
UPVC double glazed window to the rear, TV point and radiator.

Bathroom
6'9 x 6'7 approx (2.06m x 2.01m approx)
Free standing bath, vanity unit with sink, low flush w.c. and storage, fully tiled walls, tiled floor, UPVC double glazed window to the front, spotlights and chrome heated towel rail.

Outside
The property sits on a corner plot and to the front there is off road parking for at least 2/3 cars with raised gravelled sleeper bed borders, outside tap, access to the side through a secure gate leading to the rear garden with gravel borders that sweep from the side to the rear and to the left there is an additional seating area with a circular patio. Immediate to the property there is a gravelled area with steps leading up to an astroturf lawn and to the right there is composite decking which houses a large timber frame with cladding and is perfect for private seating and there is power and plumbing. The garden is privately enclosed with new fenced boundaries.

Direction
Proceed out of Long Eaton along Derby Road turning right into College Street adjacent to the church. Continue to the end and turn left at the island. Turn immediate right, right again following Sandringham Road, turn left into Kensington Road and right into Belton Close.
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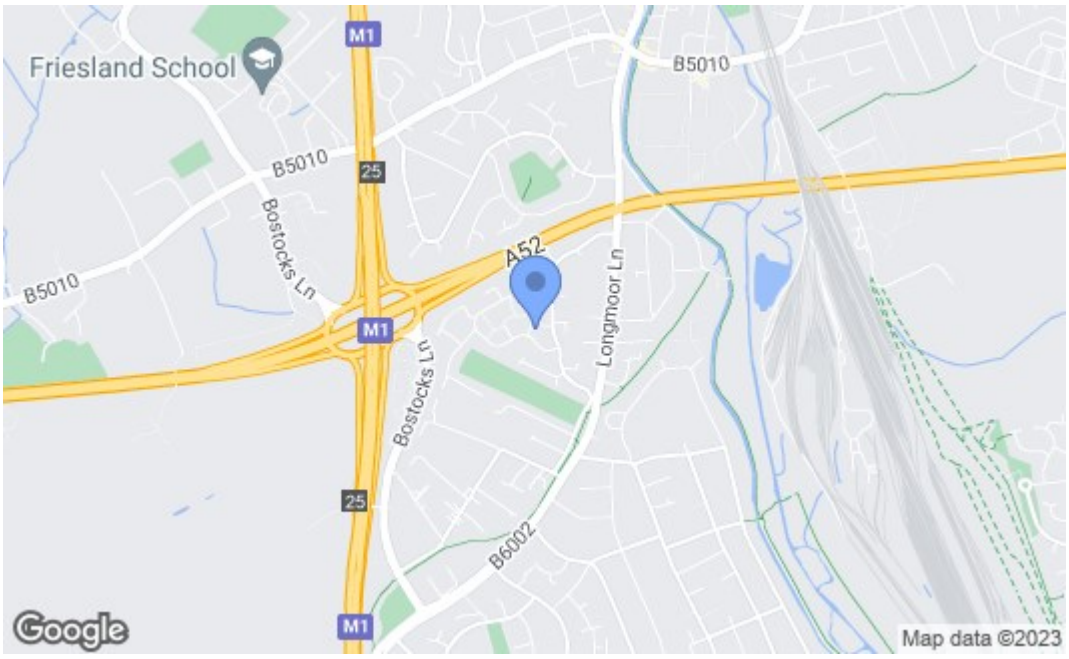
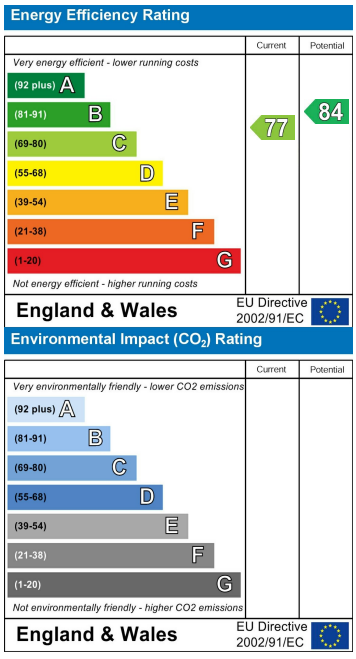
Council Tax
Erewash Borough Council Band D





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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