Robert Ellis

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Chatsworth Close,
Sandiacre, Nottingham
NG10 5PF

£420,000 Freehold

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AN EXTENDED FIVE BEDROOM DETACHED PROPERTY SITUATED ON A QUIET CUL-DE-SAC LOCATION.

Robert Ellis are delighted to bring to the market a large and spacious property that has been extended to the rear and offers versatile living accommodation. The garage has been converted into a double bedroom with built-in wardrobes and beyond this is a ground floor shower room, separate utility with sink and cooking facilities, so if needed these rooms could be used for an elderly relative or teenagers seeking their own space. From the second inner hallway you can also access the lounge. This property is not to be missed and we highly recommend an internal viewing to fully appreciate all that is on offer.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of a spacious entrance hall, ground floor w.c., kitchen, dining room and a lounge. From the hallway there is ample storage leading to the ground floor bedroom, shower room and utility/kitchen with access to the rear garden. To the first floor there are four bedrooms, the master benefiting from an en-suite shower room and a separate family bathroom. Outside thee is off the road parking for several vehicles and a privately enclosed rear garden.

Sandiacre is an established residential area which is well placed for easy access to J25 of the M1 and the A52. There are excellent shopping facilities found in nearby Long Eaton where there are Asda and Tesco superstores and numerous other retail outlets, there are schools for all ages, healthcare and sports facilities including several local golf courses, walks in the nearby countryside and other transport links include East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and as well as the A52 there are other main roads which provide access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Porch
UPVC double glazed front entrance door and window, tiled floor and door to:

Entrance Hall
Front entrance door, stairs to the first floor, radiator and door to:

Ground Floor w.c.
Low flush w.c., laminate floor, radiator, UPVC double glazed window to the front, wash hand basin, tiled walls and splashbacks.

Kitchen
17'3 x 8'4 approx (5.26m x 2.54m approx)
Wall, base and drawer units with roll edged work surface over, 1½ bowl stainless steel sink and drainer with swan neck mixer tap over, tiled walls and splashbacks, plumbing for an automatic washing machine, built-in oven, gas hob and extractor hood over, tiled floor, breakfast bar, coving to ceiling, UPVC double glazed windows to the front and side, rear exit door and gas central heating boiler.

Dining Room
12'6 x 13'3 approx (3.81m x 4.04m approx)
Laminate floor, UPVC double glazed sliding doors to the rear garden, radiator, coving to ceiling and door to:

Lounge
14'3 x 11'7 approx (4.34m x 3.53m approx)
UPVC double glazed bay window to the rear, laminate floor, gas fire with Adam style surround, TV point, radiator, coving to ceiling. This room has access from the dining room or second inner hallway where there is storage and door to:

Bedroom 5
15'9 x 13'3 approx (4.80m x 4.04m approx)
Built-in wardrobes, three UPVC double glazed windows, storage heater and door to:

Inner Hallway
With doors to:

Ground Floor Shower Room
Walk-in shower cubicle with electric shower over, low flush w.c., wash hand basin, tiled walls and splashbacks, chrome heated towel rail, UPVC double glazed window to the side.

Utility Room/Kitchen
8'78 x 7'4 approx (2.44m x 2.24m approx)
Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with swan neck mixer tap over, tiled walls and splashbacks, appliance space, plumbing for a dishwasher or washing machine, built-in eye level oven and microwave, two Velux windows, two UPVC double glazed windows to the side, storage heater and UPVC double glazed window and rear exit door.

First Floor Landing
Access to the loft via a pull down ladder, UPVC double glazed window to the side, radiator, door to airing/storage cupboard housing the water tank and doors to:

Bedroom 1
13'1 x 10'3 approx (3.99m x 3.12m approx)
UPVC double glazed window to the rear, laminate flooring, built-in wardrobes, radiator and door to:

En-Suite
Walk-in shower cubicle with shower from the mains, low flush w.c., wash hand basin, tiled walls and splashbacks, shaver point, laminate floor, radiator and UPVC double glazed window to the side.

Bedroom 2
11'3 x 10'3 approx (3.43m x 3.12m approx)
UPVC double glazed window to the rear, radiator and laminate flooring.

Bedroom 3
9'1 x 10'2 approx (2.77m x 3.10m approx)
UPVC double glazed window to the front, laminate flooring and radiator.

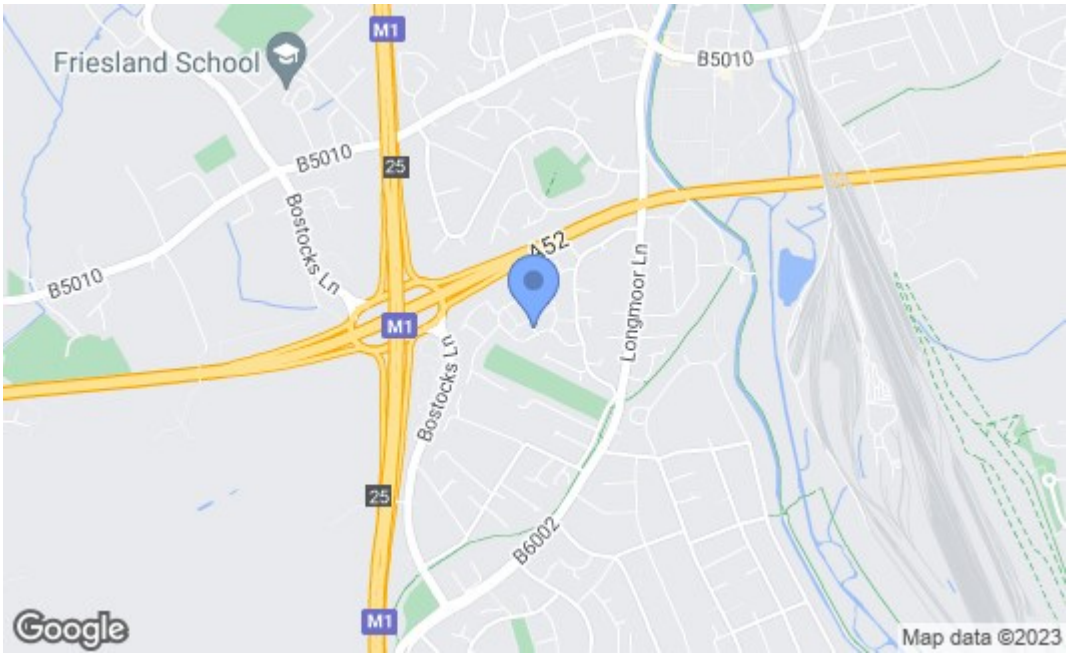
Bedroom 4
7'5 x 7'2 approx (2.26m x 2.18m approx)
UPVC double glazed window to the front, radiator and laminate flooring.

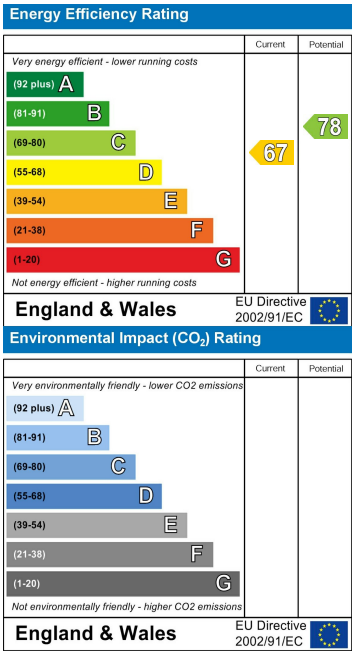
Bathroom
A three piece suite comprising of a panelled bath, low flush w.c., pedestal wash hand basin, tiled walls and splashbacks, tiled floor, chrome heated towel rail and shaver point.

Outside
To the front of the property there is a block paved and gravelled driveway offering parking for several cars. There is access either side of the property through secure gates, to the right leading round to the rear where there are gravelled borders full of mature shrubs and a patio to the immediate rear of the property which leads round to the left and to the bottom of the garden with walled boundaries, perfect for a barbeque area with a circular patio. To the right at the bottom there are additional borders with mature trees and a garden shed. The garden is privately enclosed with fenced and hedged boundaries, there is an outside tap and power points.

Council Tax
Band D - £1,913

Directions
7014AMMP





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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