Robert Ellis

look no further...

Netherfield Road,
Sandiacre, Nottingham
NG10 5LN

£310,000 Leasehold

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A LOVELY THREE BEDROOM DETACHED HOME SITUATED IN THIS ESTABLISHED RESIDENTIAL AREA TO THE WEST OF NOTTINGHAM.

Being located on Netherfield Road, this three bedroom detached property provides a lovely family home which we are sure will appeal to those who are looking for this style of property in the Sandiacre and surrounding area. For the size and layout of the accommodation and privacy of the well cared for rear garden to be appreciated, we do recommend that interested parties take a full inspection so they are able to see all that is included in this lovely home for themselves.

The property is constructed of brick with tiling to the front elevation under a pitched tiled roof and the well proportioned accommodation which derives the benefits of having gas central heating and double glazing, includes a reception hall, a large lounge/sitting room, separate dining room, the extended kitchen which is fitted with wall and base units and has integrated cooking appliances and double opening, double glazed French doors leading out to the rear garden. To the first floor the landing leads to the three good size bedrooms and the fully tiled bathroom which has a shower over the corner bath. Outside the gardens are a particularly important feature of this lovely home with there being a block paved driveway leading to the tandem garage positioned to the right of the house, there are established, well planted beds to either side of the block paved pathway which takes you from the pavement to the front door and at the rear there are various patio/seating areas, well stocked borders, there is a greenhouse at the bottom of the garden and fencing to the boundaries.

Sandiacre is a very popular residential area with there being a number of local schools including the Friesland senior school, there are shops in Sandiacre and nearby Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, healthcare and sports facilities, walks in the nearby open countryside and the excellent transport links include J25 of the M1, 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.

UPVC front door with inset stained glass leaded panel leading to:

Reception Hall
Wood panelling to the walls and a Georgian glazed door leading to:

Lounge/Sitting Room
Two double glazed bay windows to the front, electric flame effect fire set in a Minton marble effect surround, two radiators, cornice to the wall and ceiling, built-in understairs storage cupboard and an opaque glazed door with glazed panels to the side and above leading to:

Dining Room
13' x 10'2 approx (3.96m x 3.10m approx)
Double glazed window to the rear, radiator, cornice to the wall and ceiling, log effect electric fire set in an Adam surround with an inset and hearth, stairs leading to the first floor, radiator and cornice to the wall and ceiling.

Breakfast Kitchen
17'2 x 8'7 to 6'7 approx (5.23m x 2.62m to 2.01m approx)
The kitchen is fitted with panelled doors and has a 1½ bowl sink with a mixer tap and a Stoves five ring hob set in a work surface that extends along one wall with cupboards, a double Stoves oven, space for a dishwasher and drawers below, further work surface with cupboards, drawers and shelves beneath, matching eye level wall cupboards and shelving, hood over the cooking area, tiling to the walls by the work surface areas, double glazed French doors leading out to the rear garden, two double glazed windows to the side, radiator, cornice to the wall and ceiling and a built-in understairs storage/cloaks cupboard.

First Floor Landing
Double glazed window to the side, hatch to loft, the balustrade continues from the stairs onto the landing and panelled doors leading to the bedrooms and bathroom.

Bedroom 1
13'6 x 10'2 approx (4.11m x 3.10m approx)
Double glazed window to the front, range of wardrobes to one wall with mirrored panelled to the doors, a central dressing table with drawers under and a mirror above, cornice to the wall and ceiling, radiator and a built-in shelved cupboard.

Bedroom 2
10'3 x 10'2 approx (3.12m x 3.10m approx)
Double glazed window to the rear, radiator and cornice to the wall and ceiling.

Bedroom 3
11' x 6'8 approx (3.35m x 2.03m approx)
Double glazed window to the front, cornice to the wall and ceiling and a radiator.

Bathroom
The bathroom is fully tiled and has a corner panelled bath with a Triton electric shower over, pedestal wash hand basin and a low flush w.c., tiled flooring, radiator, Ideal Logic boiler housed in a double fitted cupboard, panelling and lighting to the ceiling and an opaque double glazed window with a fitted vertical blind.

Outside
At the front of the property there is a block paved driveway which provides off road parking and leads to the garage. There is a block paved pathway leading to the front door with established planted pebbled beds to either side and a low level wall to the front boundary and various bushes to the left hand boundary and there is an outside light by the front door.

At the rear of the house there is a path with steps leading to a circular patio with low level walls to the sides and well planted beds which have slate chippings to help keep maintenance to a minimum. A slabbed pathway leads from the patio to the bottom of the garden with there being a raised patio area in front of the greenhouse, a vegetable garden on the right hand side of the path and there is fencing to the side boundaries with trellis above the fence on the right hand side and outside lighting is provided.

Greenhouse
7' x 5' approx (2.13m x 1.52m approx)
The greenhouse is positioned towards the bottom of the garden and has storage space behind.

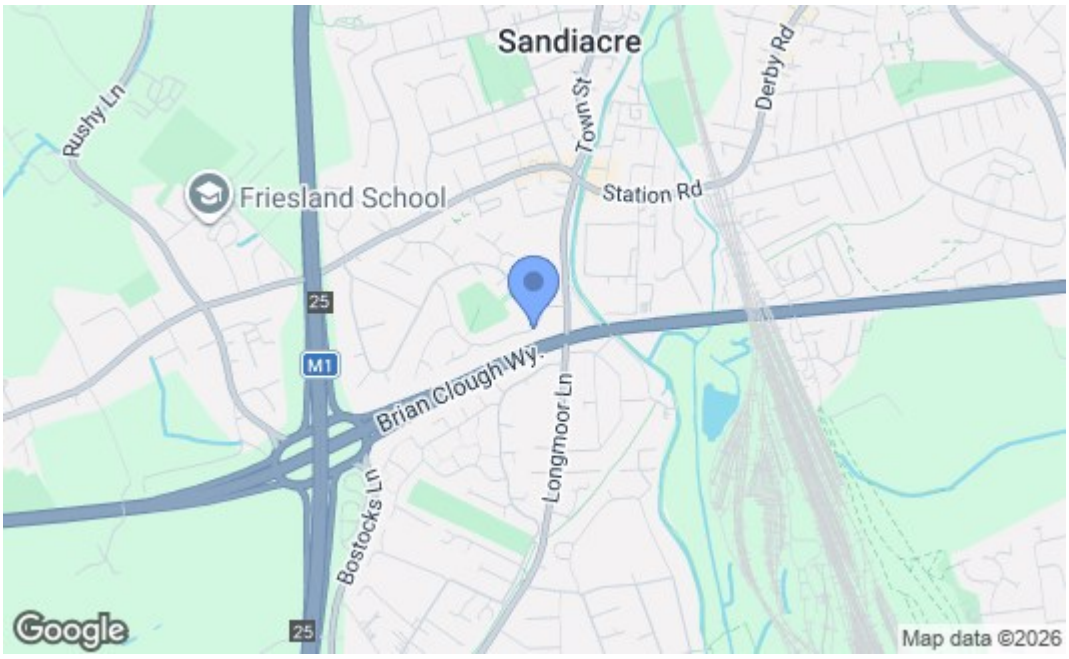
Garage
25' x 9'8 to 6'9 approx (7.62m x 2.95m to 2.06m approx)
The tandem garage is positioned to the right of the property and has an up and over door to the front, half glazed door to the rear and windows to the rear and side, lighting and power points are provided and there is an external cold water tap in the garage.

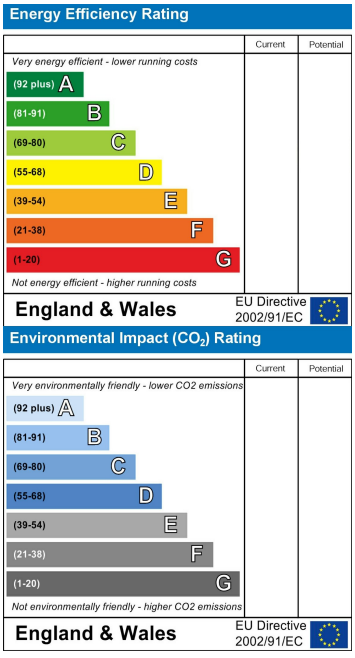
Directions
Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. At the end of College Street at the roundabout turn right onto Longmoor Lane, under the motorway bridge and left into Hayworth Road and Netherfield Road can be found on the left.
9381AMMP

Council Tax
Erewash Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 9mbps Superfast 55mbps Ultrafast 1000mbps
Phone Signal – 02, Vodafone, Three, EE
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

Agents Notes
The property is leasehold with a 999 year lease commencing 24.6.61





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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