Robert Ellis

look no further. . .

Oakfield Drive,
Sandiacre, Nottingham
NG10 5NH

£374,950 Freehold

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A WELL PRESENTED AND SPACIOUS, TWO/THREE BEDROOM DETACHED PROPERTY WITH A STUNNING MATURE GARDEN, OFF STREET PARKING AND GARAGE WITH WET ROOM AND ANNEXE POTENTIAL.

Robert Ellis are delighted to bring to the market this spacious and well presented two/three bedroom detached property with a stunning rear garden. The property is constructed of brick and benefits from double glazing and gas central heating throughout with the brick built garage currently being used as a utility room with a wet room to the rear as this was originally to be used as an annexe. The property sits within an lovely cul-de-sac location and would be suitable for a wide range of buyers. An internal viewing of this property is highly recommended to appreciate the location and space on offer.

In brief, the property comprises, an entrance hallway with storage cupboard, bedroom three/office with fitted wardrobes, a dining room, lounge with multi-fuel burner and a kitchen. To the first floor the landing leads to two generous bedrooms both with fitted wardrobes and a modern three piece bathroom suite. To the exterior, there is off street parking via a driveway for several vehicles with iron gates leading to the carport. There is a brick built garage which was originally being converted into an annexe and is now part utility and storage space with a large wet room to the rear. The garden is superb and mature boasting a patio area with wisteria, 4,000 gallon fresh water koi pond with filtration system, turf, flower beds with a variety of flowers and shrubs, eating and cooking apple fruit trees, a Japanese tea room, wildflower beds, wood storage for the multifuel burner and two wooden storage sheds.

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 just a short drive away where supermarkets and healthcare facilities can be found.

Entrance Hall
Composite front door, tiled flooring, built in under stairs storage cupboard, radiator, vaulted ceiling, ceiling light.

Lounge
10'8 x 19'0 approx (3.25m x 5.79m approx)
UPVC double glazed French doors overlooking and leading to the rear garden, carpeted flooring, multi-fuel burner with vented floor, wooden doors leading to the dining room, radiator, ceiling light.

Dining Room
10'5 x 13'3 approx (3.18m x 4.04m approx)
UPVC double glazed window overlooking the front, carpeted flooring, radiator, spotlights.

Kitchen
11'2 x 9'4 approx (3.40m x 2.84m approx)
UPVC double glazed window overlooking the rear, composite door leading to the rear garden, tiled flooring, radiator, wall and base units with work surfaces over, inset sink and drainer, overhead extractor fan, space for fridge/freezer, space for dishwasher, space for washing machine, spotlights.

Bedroom Three/ Study
10'5 x 7'1 approx (3.18m x 2.16m approx)
UPVC double glazed window overlooking the front, carpeted flooring, fitted wardrobes, radiator, spotlights.

First Floor Landing
Mezzanine, carpeted flooring, radiator, loft access, spotlights.

Master Bedroom
11'5 x 8'5 approx (3.48m x 2.57m approx)
UPVC double glazed window overlooking the front, carpeted flooring, radiator, fitted wardrobes, eaves storage, spotlights.

Bedroom Two
11'5 x 8'5 approx (3.48m x 2.57m approx)
UPVC double glazed window overlooking the rear, carpeted flooring, eaves storage, fitted wardrobes, ceiling light.

Family Bathroom
6'1 x 6'8 approx (1.85m x 2.03m approx)
UPVC double glazed window overlooking the side, tiled flooring, low flush w.c., wall mounted sink, bath with rainfall shower over the bath, heated towel rail, ceiling light.

Garage/Utility room
9'3 x 12'2 approx (2.82m x 3.71m approx)
UPVC double glazed window overlooking the side, vinyl flooring, space for washing machine, space for tumble dryer, ceiling light.

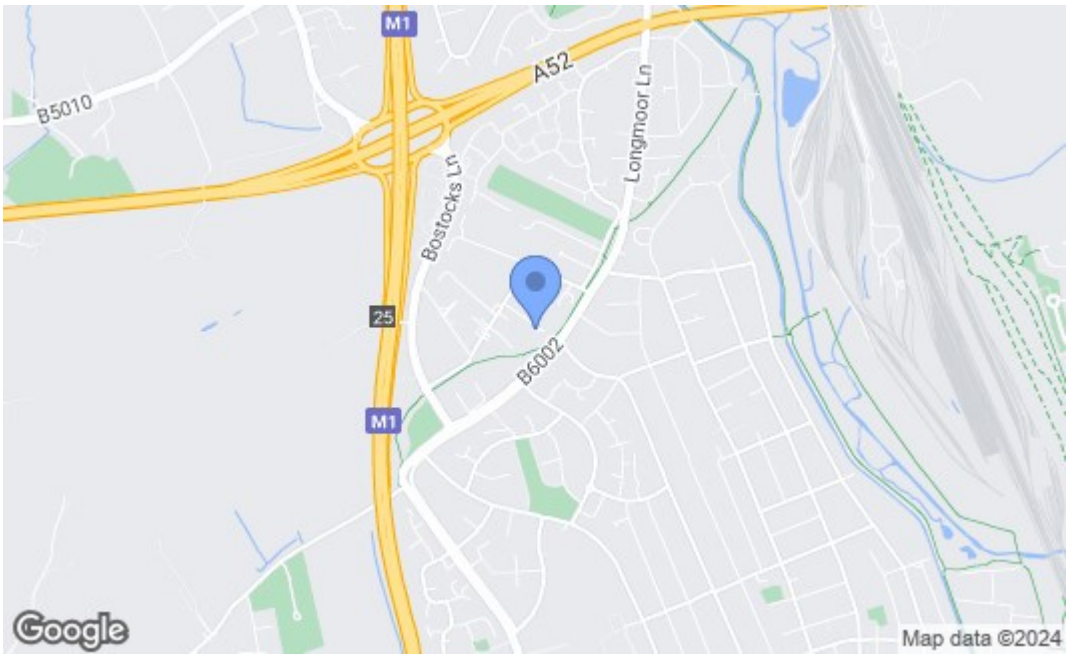
Wet Room
2'4 x 9'2 approx (0.71m x 2.79m approx)
UPVC double glazed French doors overlooking and leading to the garden, tiled flooring, electric shower, electric heater, wall mounted sink, spotlights.

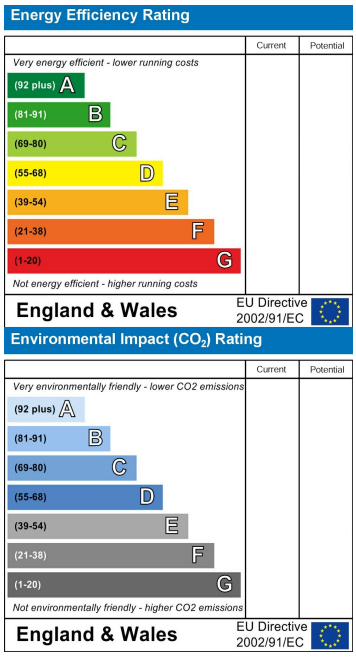
Outside
This property sits within a cul-de-sac location and to the front offers ample off street parking via a driveway with access to the side through iron gates where there is a car port and access into the garage/utility room. To the rear there is a fantastic mature garden with a wide range of flowers, tree's and shrubs. There is a 4,000 gallon fresh water koi pond with filtration system and further down the garden, a natural pond for frogs, newts and wildlife with a bridge to walk over. A the bottom of the garden there is a Japanese tea room, wood storage and wooden garden sheds. The garden has a patio area to the top with a pergola and wisteria, turf and exterior solar lighting.

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 Oakfiedl Drive.
8139RS

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 6mbps Superfast 51mbps Ultrafast 1000mbps
Phone Signal – 02, EE, Vodafone, Three
Sewage – Mains supply
Flood Risk – No, surface water low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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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