Robert Ellis

look no further. . .

Hampshire Drive
Sandiacre, Nottingham NG10 5NS

NEWLY RENOVATED THREE BEDROOM
SEMI DETACHED HOUSE.

Offers Over £220,000 Leasehold

WE ARE PLEASED TO OFFER FOR SALE THIS NEWLY RENOVATED THREE BEDROOM SEMI DETACHED HOUSE.

This property has undergone a significant program of modernisation and refurbishment and is offered for sale in a ready to move into condition. Features include a newly installed gas fired central heating system served from a combination boiler, upgraded electrics, many of the internal walls have been taken back to bare brick and re-plastered, there is an impressive open plan contemporary fitted dining kitchen with built-in appliances and the bathroom has a brand new four piece suite.

Situated at the head of a cul de sac in this popular and established residential suburb with the benefits of off-street parking, single garage and re-landscaped rear gardens with newly laid lawn, as well as a seating area.

Ideally placed for both families and commuters alike as schools for all ages are within easy reach as is a regular bus service, local amenities, the A52 for Nottingham/Derby and Junction 25 of the M1 Motorway is a short drive away.

This property would make a fantastic first home and is ready for immediate occupation. We strongly recommend an early internal viewing to avoid disappointment.

ENTRANCE HALL
Composite double glazed front entrance door, radiator, stairs to the first floor, door to lounge.

LOUNGE
15'11" x 12'11" (4.87 x 3.95)
Radiator, understairs store cupboard housing Baxi gas combination boiler (central heating and hot water). Double glazed picture window to the front. Doors through to the dining kitchen.

DINING KITCHEN
15'11" x 7'10" (4.86 x 2.4)
Incorporating a newly fitted range of wall, base and drawers units, contrasting work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor over. Integrated fridge, freezer and washing machine. Table and chair space, double glazed window and double glazed French doors opening to the rear garden.

FIRST FLOOR LANDING
Double glazed window, doors to bedrooms and bathroom.

BEDROOM ONE
11'10" x 10'0" (3.63 x 3.06)
Radiator, double glazed window and double glazed window to the front.

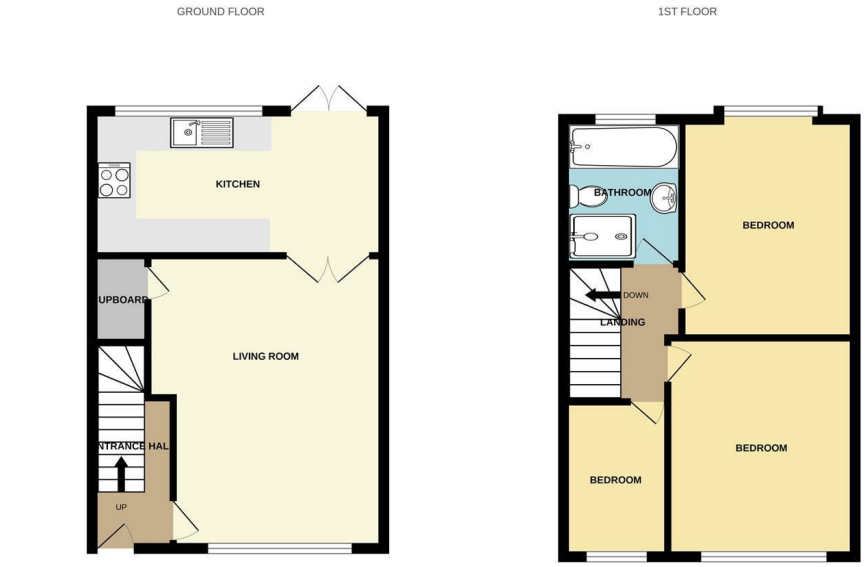
BEDROOM TWO
12'6" x 9'8" (3.82 x 2.95)
Radiator, double glazed window to the rear.

BEDROOM THREE
8'6" x 5'8" (2.6 x 1.75)
Radiator, double glazed window to the front.

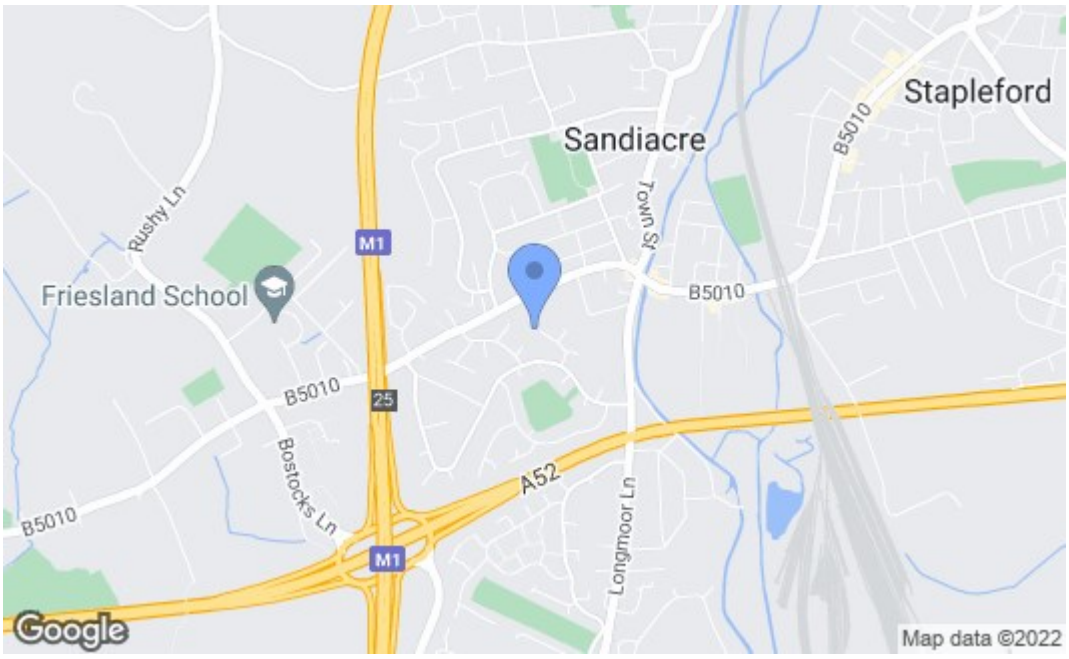
FAMILY BATHROOM
7'9" x 5'10" (2.38 x 1.80)
Incorporating a newly fitted four piece suite comprising wash hand basin with vanity unit, low flush WC, panel bath and shower cubicle with thermostatic controlled twin rose shower system. Heated towel rail, fully tiled walls and floor, double glazed window.

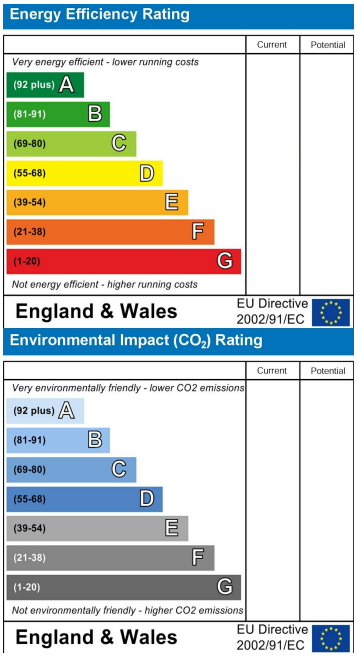
OUTSIDE
The property is set back from the road with a front garden laid to lawn. A driveway provides off-street parking and leads to a concrete single garage. The rear garden is of generous size and re-landscaped with newly laid lawn, seating area, fenced and enclosed.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. Proceed over the railway bridge onto Station Road, Sandiacre. At the traffic light crossroads, turn left onto Longmoor Lane. Turn second right onto Hayworth Road, follow up and around turning right onto Hampshire Drive. Follow the road around to the left and the property can be found at the end of the cul de sac and identified from our For Sale board. Ref 7481PS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022





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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044