



The Hollies
Sandiacre, Nottingham NG10 5HN

£325,000 Freehold

AN EXTENDED FOUR BEDROOM
DETACHED FAMILY HOUSE WITH THE
BENEFIT OF AN ADDITIONAL
PLAYROOM/FAMILY ROOM, SHOWER
ENCLOSURE AND HOME OFFICE COME
SNUG



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET AN EXTENDED FOUR BEDROOM DETACHED FAMILY HOUSE WITH THE BENEFIT OF AN ADDITIONAL PLAYROOM/FAMILY ROOM WITH SHOWER ENCLOSURE AND HOME OFFICE/SNUG, FORMING PART OF THE EXTENSION.

Planning permission has also been applied for a further bedroom extension, measuring approx 5.5m x 5.30m and includes an en-suite, skylights and a Juliette style balcony. If full planning is passed the onward purchaser could look to create further space if required.

With accommodation over two floors comprising entrance hall, ground floor w.c., living room, dining room, conservatory, kitchen, playroom/family room, shower enclosure to the ground floor. The first floor part of the extension forms the snug/home office and the first floor of the main house incorporates the landing, three bedrooms and bathroom.

Other benefits to the property include off-street parking to the front for three cars, generous enclosed rear garden, gas fired central heating from a recently installed combination boiler and double glazing, whilst being quietly positioned within this favourable residential cul de sac.

Other benefits to the property include its location in that it is within close proximity of excellent nearby schooling for all ages, such as Cloudside, Ladycross and Friesland Schools. There is also easy access to the nearby shops and services within the towns of Long Eaton and Stapleford, whilst for those needing to commute, there is access to good road networks such as the A52 for Nottingham and Derby, junction 25 of the M1 Motorway and Nottingham Express Tram terminus situated at Bardills roundabout.

We highly recommend an internal viewing.



ENTRANCE HALL

12'8" x 6'0" (3.87 x 1.85)

UPVC panel and double glazed front entrance door, Amtico flooring, stairs to first floor with useful understairs storage space, radiator, internal doors to ground floor w.c., playroom, kitchen and living room.

CLOAKSW.C.

5'3" x 2'8" (1.62 x 0.83)

Modern white two piece suite comprising push-flush w.c. and corner wash hand basin with mixer tap, tiled splashbacks and storage cupboards beneath. Double glazed window to the front, alarm control panel and coat pegs.

LIVING ROOM

15'10" x 10'8" (4.84 x 3.27)

Walk-in double glazed box bay window to the front with fitted Roman blinds, radiator, Amtico flooring, feature fire surround incorporating coal effect fire, media points, coving and opening to:

DINING ROOM

9'3" x 8'7" (2.84 x 2.62)

Double glazed French doors opening out to the conservatory, Amtico flooring and coving.

PLAYROOM/FAMILY ROOM

13'4" x 8'0" (4.07 x 2.44)

Double glazed window to the front with fitted Roman black-out blinds and additional remote control Hilarys roller blind, radiator, stairs to first floor and door to:

SHOWER ENCLOSURE

Incorporating a fully tiled walk-in shower cubicle with contrasting tiled walls, electric shower, spotlight and extractor fan.

DINING KITCHEN

17'8" x 8'2" (5.39 x 2.51)

The kitchen comprises a range of matching fitted base and wall storage cupboards with granite effect roll top work surfaces and matching breakfast bar with space for four stools. Inset 1½ bowl sink and drainer with mixer tap and tiled splashbacks, fitted hob with extractor over, fitted eye level oven, inbuilt dishwasher and washing machine, tiled floor, radiator, double glazed windows to the side and rear with fitted Roman blinds, spotlights and double glazed French doors opening into the conservatory.

CONSERVATORY

24'3" x 9'8" (7.4 x 2.95)

Spanning the full width of the rear of the property, being of brick and double glazed construction with French doors opening out to the rear garden, wall mounted heater, wall light points, laminate flooring and French doors allowing access back into both the kitchen and dining room.

MAIN FIRST FLOOR LANDING

Sun tube, loft access point to a partially boarded and insulated loft space and boiler cupboard housing the recently installed gas fired central heating combination boiler.

BEDROOM 1

10'1" x 10'1" (3.09 x 3.08)

Double glazed window to the rear with fitted Roman blind and remote control operated roller blind, radiator and a range of fitted bedroom furniture including wardrobes, drawers, cabinets, bedside units and overhead storage cupboards.

BEDROOM 2

11'1" x 10'2" (3.39 x 3.1)

Double glazed window to the front with fitted Roman blind and Hilarys remote control operated roller blind and radiator.

BEDROOM 3

7'6" x 7'3" (2.31 x 2.23)

Double glazed window to the front with fitted Roman blind and Hilarys remote control operated roller blind, radiator and overstairs storage cupboard.

BATHROOM

6'11" x 5'8" (2.11 x 1.75)

Three piece suite comprising corner spa bath with bath seat, mixer tap and mains fed shower attachment over, wash hand basin with mixer tap and push-flush w.c. Double glazed window to the rear with fitted blind, wall mounted, mirror fronted bathroom cabinet, partially tiled walls, tiled floor and spotlights.

HOME OFFICE/BEDROOM 4

16'8" x 7'11" (5.09 x 2.43)

Forming the first floor part of the extension with feature double glazed window to the front with fitted blinds, Velux roof window to the rear, spotlights, radiator and eaves storage space.

OUTSIDE

To the front of the property is a tarmac driveway providing off-street parking for two/three vehicles, electricity point, security light and side access leading to the rear. The rear garden is enclosed by timber fencing with concrete post and gravel boards, consisting of a paved patio area, ideal for entertaining and making the most of the evening sun, 'L' shaped lawn section, planted borders and two useful storage sheds. Leading down the side of the property there is access to an external garden store and there is also an outside water tap and lighting point.

DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction, continue straight over onto Derby Road, Sandiacre and proceed up the hill in the direction of Risley. Look for and take an eventual right hand turn onto The Hollies and the property can be found straight ahead at the end of the cul de sac.

Ref: 6978nh

AGENTS NOTE

The current vendors have applied for planning permission for a further bedroom extension. See pictures for potential plan.

The size will be approx 5.5m by 5.30 with an en-suite, skylights and Juliette balcony.





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 capability or efficiency can be given. Made with Metapic ©2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.