Robert Ellis

look no further. . .

Sussex Way
Sandiacre, Nottingham NG10 5NU

A SPACIOUS THREE BEDROOM DETACHED FAMILY HOUSE POSITIONED IN A CUL DE SAC LOCATION. OFFERED FOR SALE WITH NO UPWARD CHAIN.

£290,000 Leasehold

THIS IS A THREE DOUBLE BEDROOM DETACHED FAMILY HOME LOCATED AT THE HEAD OF A QUIET CUL-DE-SAC IN THIS POPULAR RESIDENTIAL AREA.

Being located on Sussex Way which is a quiet cul-de-sac in the heart of Sandiacre, this three double bedroom property is being sold with the benefit of NO UPWARD CHAIN and will suit a whole range of buyers with it being within easy reach of excellent local schools and many other amenities and facilities. The property has been enlarged since originally being constructed with the original integral garage being incorporated in the living accommodation and this now provides a dining area off the lounge. For the layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection which will enable them to see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations, all under a pitched tiled roof and the well proportioned accommodation derives all the benefits of having gas central heating and double glazing. The house is entered through the front door and the accommodation includes a reception hall, a large lounge which has the adjoining dining area and a glazed door leading into the breakfast kitchen which is fitted with extensive ranges of wall and base units and has integrated appliances. To the first floor the landing leads to the three double bedrooms, the bathroom which has a mains flow shower over the bath and a separate w.c. Outside there is an adjoining brick garage to the left of the property, a recently laid block paved driveway and parking area at the front and the block paving extends down the left hand side of the house where there is a bin storage area, a shed and further storage facilities and at the rear there is a block paved patio and path leading to the bottom of the garden, a lawn with borders to the sides and the garden is kept private by having fencing and mature screening to the boundaries.

The property is within easy reach of the shops provided in Sandiacre which includes a Co-op store and a Lidl with further shopping facilities being found in nearby Long Eaton and Stapleford, there are excellent schools for all ages within easy reach of the house, 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, East Midlands Parkway and Derby and the A52 and other main roads provides good access to Nottingham, Derby and other East Midlands towns and cities.

ENTRANCE HALL
4'9" x 4'1" (1.45 x 1.25)
UPVC front door with inset arched glazed panel, double glazed windows to the front and side and a wood panelled door leading into:

LIVING/DINING ROOM
16'9 to 15'8 x 18'9 to 10'6 approx (5.11m to 4.78m x 5.72m to 3.20m approx)
This open plan living space includes an adjoining dining area and has a full height double glazed window to the front and double glazed patio doors leading out from the dining area to the front of the house, two radiators, one of which is a feature vertical radiator, stone effect electric fire set in a brick surround with a quarry tiled hearth and a plinth to one side with shelving above, cornice to the wall and ceiling, double opening doors which take you to the stairs that lead to the first floor with a large storage cupboard beneath the stairs and a glazed door with matching opening side panel leading into:

BREAKFAST KITCHEN
19' x 8'8 to 8'3 approx (5.79m x 2.64m to 2.51m approx)
The kitchen is fitted with cream finished units having brushed stainless steel fittings and includes a ceramic sink with a mixer tap and a Neff ceramic hob set in a work surface which extends to three walls and has an integrated dishwasher, space and plumbing for an automatic washing machine, cupboards, wine rack and drawers below, double Neff oven with cupboards above and below, matching eye level wall cupboards, one of which houses the gas boiler (fitted approx 6 years ago), second work surface with cupboards and drawers below and two double wall cupboards above, tiling to the walls by the work surface areas, space for an upright fridge/freezer, double glazed sliding door with matching side panels leading out to the patio at the rear of the house, double glazed window to the rear, radiator, cornice to the wall and ceiling and the flooring has quarry tiles and vinyl floor tiles.

INNER LOBBY
8'2" x 5'6" (2.51 x 1.69)
Turning staircase rising to the first floor with useful understairs storage cupboard.

FIRST FLOOR LANDING
Doors to all bedrooms, bathroom and separate WC.

BEDROOM ONE
13'10" x 10'5" (4.22 x 3.19)
Double glazed window to the front and a radiator.

BEDROOM TWO
12'2" x 10'6" (3.72 x 3.22)
Double glazed window to the rear and a radiator.

BEDROOM THREE
11'4" x 8'4" (3.47 x 2.56)
Double glazed window to the front, radiator and two double free standing wardrobes.

BATHROOM
8'10" x 5'7" (2.71 x 1.71)
The bathroom has a white suite including a panelled bath with chrome hand rails, mixer tap, hand held shower with a mains flow shower over, tiling to three walls, pedestal wash hand basin with a mixer tap and a double cupboard beneath, opaque double glazed window, ladder towel radiator, tiled effect laminate flooring, built-in shelved airing/storage cupboard and a fitted shelving unit.

WC
5'10" x 2'4" (1.80 x 0.73)
Having a white low flush w.c., opaque double glazed window and tiled effect laminate flooring.

OUTSIDE
At the front of the property there is a recently laid block paved driveway and car standing area which extends to the left of the property to where the garage is positioned and there is a gate and fence to the left hand side which provides access to the side of the house where the block paving continues to the rear. At the side of the property there is a wooden shed, two upright storage units for garden tools and other accessories, there is a bin storage area and access to the rear garden.

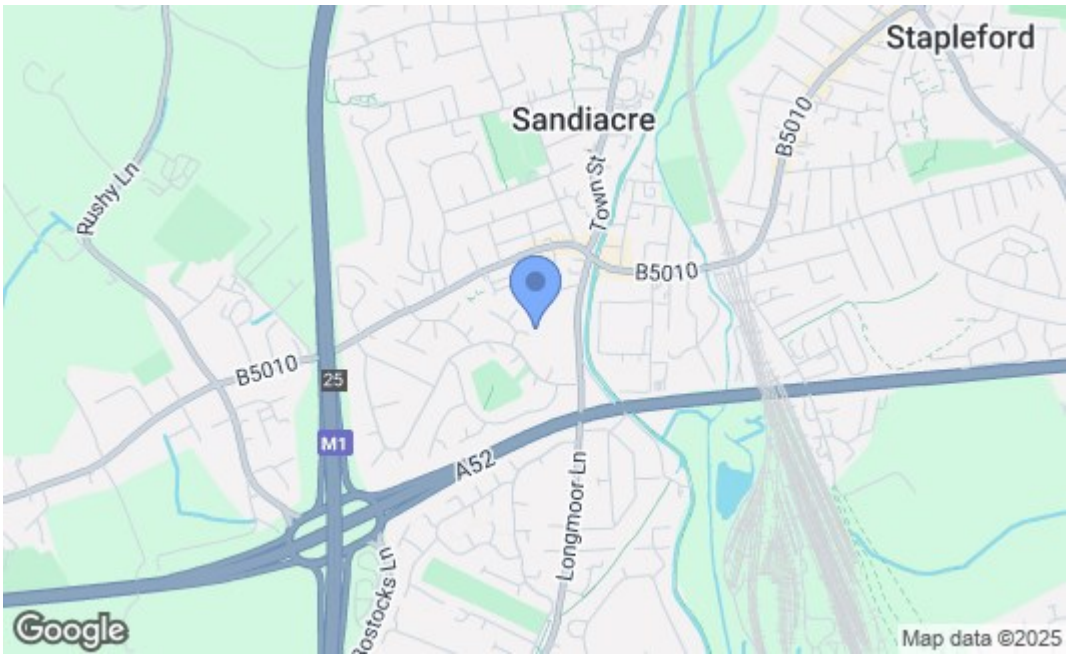
At the rear of the property there is a recently laid block paved patio and a block paved path running down to the bottom of the garden where there is further block paving and a compost/storage area, lawn with borders to the sides and there is fencing to the two boundaries with established trees to the left hand side and an outside tap and lighting is provided at the rear of the house.

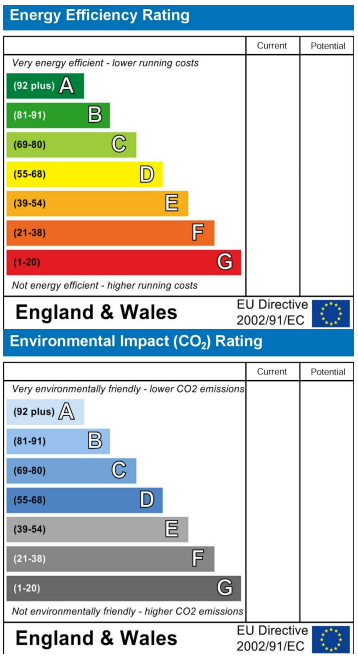
GARAGE
15'6 x 8'3 approx (4.72m x 2.51m approx)
To the left hand side of the property there is a brick built garage which has a pitched tiled roof, an up and over door at the front, half opaque double glazed door leading out to the rear, power and lighting is provided and there is storage in the roof space.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the Sandiacre traffic lights, turn left onto Longmoor Lane and proceed in the direction of Long Eaton before taking a right hand turn onto Hayworth Road. Follow the road to the right and take a right hand turn onto Hampshire Drive. Sussex Way is on the right hand side and the property can be identified by our For Sale board.

REF: 9334NH

AGENTS NOTE
It is understood that the property is held on a leasehold term via a management agent, Homeground, on a 999 year lease from the mid 1960's. It is also understood that the annual ground rent is £25pa paid in 2 x 6 monthly instalments via an online portal. We ask that you confirm this information with your Solicitor prior to completion.





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