Robert Ellis

look no further...

Church Drive
Sandiacre, Nottingham NG10 5EE

A MODERN AND RENOVATED FOUR BEDROOM DETACHED FAMILY HOUSE.

£499,950 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS RENOVATED AND RE-MODELLED FOUR BEDROOM TWO BATHROOM THREE TOILET DETACHED FAMILY HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED LOCATION SITUATED ADJACENT TO STONEY CLOUDS NATURE RESERVE.

The property is located on Church Drive, Sandiacre which was the original heart of Sandiacre Village (now town) and lies beyond St. Giles Church with its iconic spire that can seen from miles around. Stoney Clouds Nature Reserve offers countryside walks, great for those who enjoy the outdoors, as well as the locally known "Cardboard Hill" dropping down towards Ilkeston Road and beyond which the canal path joining the Nutbrook Trail, as well as routes to localised areas such as Stapleford, Long Eaton and Sawley Marina.

The property was individually designed and built in approximately 2012 and comes to the market having been further enhanced, re-modelled and improved by the current owner offering ready to move into spacious family accommodation finished to a high standard throughout. The property also benefits from modern day touches such as gas central heating, double glazed windows, recessed blue tooth ceiling speakers and Cat5 network cabling (ideal for working from home and family wi-fi usage).

The accommodation of the property is separated over two floors and comprises a central and spacious hallway with a turning staircase rising to the first floor, cloaks/WC, useful study, living room to the front elevation, the main feature is situated to the rear with an open plan "L" shaped living/dining/kitchen (a great family space for socialising and finished to a high standard). To the first floor generous landing space provides access to four bedrooms (the master with en-suite shower room) and family bathroom completing the accommodation.

Situated on an enclosed plot with a gated forecourt providing privacy and ample off-street parking. There is then a detached garage, the rear gardens are enclosed and landscaped with plenty of entertaining space.

The property offers easy access to excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland schools. There is also easy access to nearby open space, shopping facilities and transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

If you are looking for a property that has the "WOW" factor and be ready to move into, we highly suggest an internal viewing.

ENTRANCE HALL
15'8" x 5'11" increasing to 14'1" (4.80 x 1.82 increasing to 4.30)
Composite and double glazed front entrance door with full height double glazed window to the side of the door, alarm control panel, turning staircase with glass balustrade rising to the first floor, feature ceiling lights, radiator and doors to living room, study, WC and family dining kitchen.

CLOAKS/WC
7'11" x 3'4" (2.43 x 1.04)
Modern white two piece suite comprising push flush WC and wash hand basin with central mixer tap and storage drawer beneath. Double glazed window to the side with fitted blind, radiator, spotlights and matching flooring to the hallway.

STUDY
8'0" x 5'3" (2.44 x 1.62)
Double glazed window to the front with fitted blind, matching to the hallway flooring, radiator, media points and Cat5 cabling points.

SNUG
14'9" reducing to 14'1" x 9'6" (4.50 reducing to 4.3 x 2.92)
Double glazed box bay window to the front with fitted blind, media points, radiator and feature fireplace incorporating coal effect fire.

OPEN PLAN "L" SHAPED LIVING/FAMILY/DINING KITCHEN
22'4" narrowing to 12'6" x 9'10" increasing to 24' (6.82 narrowing to 3.83 x 3 increasing to 7.60 max)
Having been totally transformed, incorporating a contrasting range of fitted base and wall storage cupboards with Quartz work surfacing, matching splashboards and central island. The units incorporate a one and a half bowl sink unit with central swan-neck mixer tap. Including within the sale there is a Rangemaster cooker with gas burners and hot plate incorporating double oven, grill and warming drawer with extractor canopy over. Space for American-style fridge/freezer, integrated dishwasher, matching to the hallway flooring, ample spotlights and ceiling lights, Victorian-style radiator, media points. Opening through to the dining family space which offers double glazed windows to the side with fitted blinds, double glazed French doors opening out to the rear garden with fitted 'perfect blinds', Velux ceiling light, vertical radiator and electric inset log effect remote controlled fire and then personal door into the utility room.

UTILITY ROOM
6'3" x 5'11" (1.93 x 1.81)
Matching fitted range of base and wall storage cupboards with marble effect square edge work surfacing incorporating single sink and central mixer tap, decorative splashboards, plumbing for washing machine and space for tumble dryer, radiator, matching to the kitchen flooring and spotlights.

FIRST FLOOR LANDING
Double glazed window to half landing and feature glass balustrade. Doors to all bedrooms and bathroom, useful top of the stairs storage cupboard, radiator, spotlights and loft access point.

MASTER BEDROOM
13'7" x 11'3" (4.15 x 3.45)
Double glazed window to the front with fitted blind, radiator, media points, two floor to ceiling double fitted wardrobes and door to en-suite.

EN-SUITE SHOWER ROOM
5'9" x 5'9" (1.77 x 1.76)
Modern white three piece suite comprising corner shower cubicle with mains ran shower and tiled splashbacks, hidden cistern push flush WC and wash hand basin with central mixer tap and double storage drawers beneath. Double glazed window with fitted blind, spotlights and extractor fan.

BEDROOM TWO
12'8" x 12'4" (3.88 x 3.77)
Double glazed window to the side, radiator and media points.

BEDROOM THREE
12'0" x 10'8" (3.68 x 3.27)
Double glazed window to the side with fitted blind, radiator, spotlights and two double full height fitted wardrobes.

BEDROOM FOUR
9'8" x 6'8" (2.97 x 2.05)
Double glazed window to the front with fitted blind, radiator and laminate flooring.

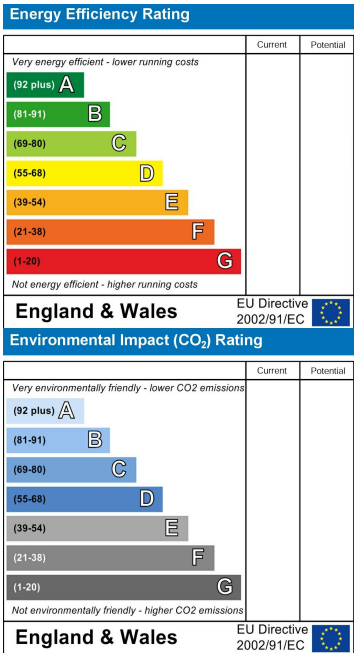
FAMILY BATHROOM
8'5" x 7'9" (2.57m x 2.36m)
A modern re-fitted three piece suite comprising walk-in shower cubicle with mains ran shower, sliding glass door, inset display shelving, hidden cistern push flush WC and oversized wash hand basin with central mixer tap and double storage drawers beneath. Wall mounted matching bathroom cabinet, wall mounted ladder towel radiator, double glazed window to the side with fitted roller blind, spotlights, extractor fan and airing cupboard housing the hot water cylinder.

OUTSIDE
To the front of the property there is a gated secure driveway providing ample off-street parking which in-turn leads to the front entrance door, detached garage with pedestrian access down the side of the property.

GARAGE
Single detached brick built garage with up and over door, light, power and double glazed French doors to the rear of the garage.

REAR GARDEN
The rear garden incorporates a good size pave patio seating area (ideal for entertaining) which in-turn rises to a lawn section and raised timber deck (again, ideal for entertaining). The garden is fully enclosed with pedestrian access leading back round to the front. Within the garden there is an outside water tap and lighting points.

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, turn right onto Town Street and proceed parallel with the canal in the direction of Stanton by Dale. At the bend in the road, turn left onto Church Street and follow the bend in the road round to the left before veering right and proceeding up the hill onto Church Drive passing St. Giles Church on the right hand side. Follow the bend in the road round to the left (still Church Drive) and the property can be found at the very end on the left hand side. Ref. 7595NH



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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