Robert Ellis

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Derby Road
Sandiacre, Nottingham NG10 5HZ

A CHARMING AND RENOVATED TWO BEDROOM SEMI DETACHED COTTAGE.

£175,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET, WITH NO UPWARD CHAIN A CHARMING AND RECENTLY RENOVATED TWO BEDROOM SEMI DETACHED COTTAGE, WITH AN HISTORICAL INTEREST TO THE LOCAL AREA.

Recent renovations throughout include the refitting of a new gas fired central heating combination boiler, new kitchen, new bathroom, redecorated and new floor coverings throughout. There have also been significant improvements externally with the tidying up of both the front and rear garden, painting of all the fencing and the useful addition of the external utility/washroom which could also potentially be doubled up as a home office or garden room.

The accommodation, over two floors, comprises living room and breakfast kitchen to the ground floor. The first floor landing then provides access to two bedrooms and a newly installed three piece bathroom.

The property is situated within close proximity of the shops and services within the nearby towns of Sandiacre, Stapleford and Long Eaton. There is also easy access to an array of nearby schooling for all ages, such as Ladycross, Cloudside and Friesland Schools and for those needing to commute, direct links to the A52, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus and i4 bus links.

We believe the property would make an ideal first time buy as it is in ready to move into condition and we highly encourage an internal viewing to fully appreciate the renovation works undertaken over recent months.

LOUNGE
11'5" x 10'10" (3.5 x 3.31)
UPVC panel and double glazed front entrance door with Georgian style double glazed top light, double glazed Georgian style front windows, radiator, laminate flooring, media points and boxed in gas and electricity meters. Door to:

BREAKFAST KITCHEN
11'3" reducing to 8'5" x 9'8" (3.44 reducing to 2.58 x 2.95)
Newly fitted kitchen comprising a range of matching fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and drainer with central mixer tap, fitted four ring gas hob with bridging cupboard over (wiring does however exist for the installation of an extractor hood if required) and oven beneath, integrated dishwasher, glass fronted crockery cupboard, boiler cupboard housing the newly fitted gas fired central heating combination boiler, breakfast bar area with radiator underneath, useful understairs storage cupboard, space for fridge/freezer, newly fitted laminate flooring, Georgian style double glazed window to the rear, UPVC panel and double glazed exit door to rear garden and door and turning staircase leading to the first floor.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom.

BEDROOM 1
10'10" reducing to 8'0" x 11'6" reducing to 10'8" (3.31 reducing to 2.44 x 3.51 reducing to 3.26)
Georgian style double glazed window to the front, radiator and loft hatch.

BEDROOM 2
8'5" x 6'9" (2.59 x 2.08)
Georgian style double glazed window to the rear, radiator and useful overstairs storage cupboard.

BATHROOM
5'11" x 5'5" (1.81 x 1.66)
Modern white three piece suite comprising panel bath with foldaway glass shower screen, central mixer tap and dual head shower attachments over, wash hand basin with mixer tap and push-flush w.c. Partially tiled walls, extractor fan and laminate flooring.

OUTSIDE
Set well back from the road, there is a pedestrian pathway providing access to the front entrance door via a picket style gate. There is a dwarf brick wall to the boundary, shaped lawn, decorative plum slate chip borders and a variety of specimen bushes, shrubs and plants. A pedestrian gate then leads down the right hand side of the property providing access into the rear garden. The rear garden is of a good depth, with an initial courtyard style entertaining area leading onto a planted rockery housing a variety of bushes and shrubbery. This then leads on to a generous lawn section of approximately 65ft to 70ft in depth, being enclosed by timber fencing and brick wall to the boundary, being predominantly lawned with rear gravel patio. There are also two useful brick stores which could be further combined into the wash house thereby making a larger space if required.

EXTERNAL UTILITY/WASH ROOM
7'8" x 5'11" (2.36 x 1.81)
Recently equipped with electricity and lighting, with a range of base storage cupboards with laminate roll top work surfaces over to match the kitchen, plumbing for washing machine, external water tap and Georgian style window to the side. This room could also be doubled up as a garden room or work from home office if required.

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, through the central part of Sandiacre onto Derby Road. Continue up the hill and the cottage can then be found set well back from the road on the right hand side, identified by our For Sale Board, just after the turning for Smedleys Avenue.

Ref: 7251nh

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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.
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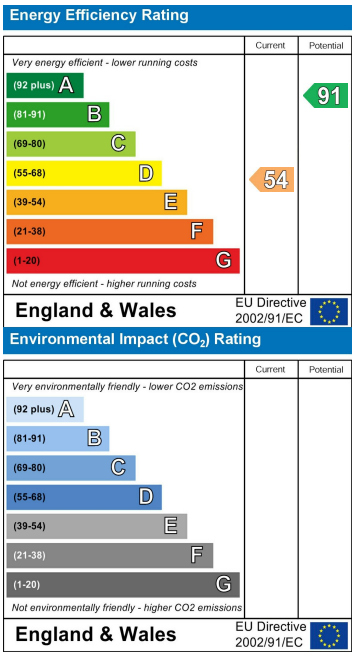

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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