Robert Ellis

look no further. . .

Derby Road
Sandiacre, Nottingham NG10 5HE

AN EXTENDED & DECEPTIVELY SPACIOUS
TWO BEDROOM SEMI DETACHED HOUSE.

£215,000 Freehold

0115 949 0044

/robertellisestateagent

@robertellisea

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED EXTENDED SPACIOUS BRIGHT AND AIRY TWO DOUBLE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises front dining room, inner lobby, rear sitting room, kitchen, larder pantry and WC. The first floor landing then provides access to two double bedrooms and a spacious four piece bathroom.

The property also benefits from an extension in 2024 offering a larder and ground floor WC, recently replaced gas fired central heating combination boiler, double driveway to the front, generously long garden to the rear, as well as a detached garden room situated to the foot of the plot, making an ideal office space with power, lighting and ethernet cabling.

The property sits favourably within close proximity of excellent nearby schooling for all ages, as well as easy access to the shops, services and amenities in the town centre, and for those needing to commute, there are great transport links on the doorstep, such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will make an ideal first time buy or young family home and therefore highly recommend an internal viewing.

DINING ROOM
12'8" x 12'6" (3.87 x 3.82)
uPVC panel and double glazed front entrance door, double glazed window to the front, feature Victorian-style radiator, feature decorative exposed brickwork central chimney breast, laminate flooring, decorative coving, electricity meter box.

INNER LOBBY
3'1" x 3'1" (0.96 x 0.94)
Laminate flooring. Door access to both reception rooms. Useful understairs double storage cupboard.

LIVING ROOM
10'1" x 12'4" (3.08 x 3.78)
Double glazed window to the rear (with fitted blinds), Victorian-style radiator, coving, laminate flooring, media points, wall light points, central chimney breast incorporating exposed brick inset and multi-fuel burning stove. Opening through to the kitchen.

STAIRWELL
Staircase rising to the first floor, gas meter box, sash window to the side.

KITCHEN
13'5" x 6'9" (4.09 x 2.08)
Comprising a matching range of fitted base and wall storage cupboards and drawers with square edge butcher's block style work surfaces incorporating single sink and half draining board with central spray-hose mixer tap. Fitted four ring gas hob with extractor over and oven beneath, integrated dishwasher, plumbing space for washing machine, in-built fridge and freezer, pantry-style cupboard, glass fronted crockery cupboards, double glazed window to the rear overlooking the rear garden, underfloor heating, boiler cupboard housing the recently installed gas fired combination boiler (for central heating and hot water purposes), LED spotlights, uPVC panel and double glazed exit door to outside, feature tiled flooring. Opening through to the pantry.

SIDE PANTRY
4'2" x 2'11" (1.28 x 0.91)
Tile flooring (matching the kitchen) fixed shelving, LED lighting. Door to ground floor WC.

GROUND FLOOR WC
4'0" x 3'3" (1.23 x 1.00)
Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap, tiled splashbacks and storage cabinet beneath. Double glazed window to the rear, tiled floor, LED spotlight, extractor fan.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom. Loft access point via wooden pull-down loft ladders to a boarded and insulated loft space.

BEDROOM ONE
12'7" x 11'1" (3.84 x 3.40)
Two double glazed windows to the front, radiator, useful overstairs storage cupboard, freestanding mirror-fronted sliding door wardrobe (included with sale).

BEDROOM TWO
12'3" x 8'11" (3.75 x 2.72)
Double glazed window to the rear (with fitted blinds) overlooking the rear garden, radiator.

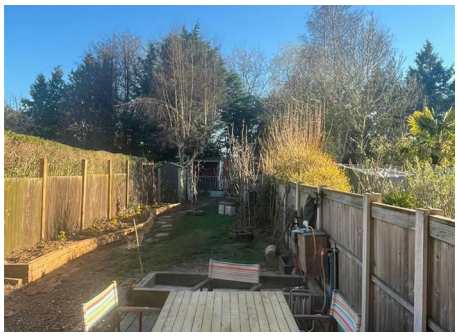
BATHROOM
13'6" x 6'10" (4.12 x 2.10)
Spacious room comprising a four piece suite with luxury freestanding claw foot roll top bath with central Victorian-style mixer tap and handheld shower attachment, push flush WC, floating wash hand basin with storage cabinet beneath and mixer tap, separate tiled shower cubicle with feature glass screen and dual attachment mains shower. Victorian-style radiator with freestanding towel rail, double glazed window to the rear (with fitted roller blind), floating shelving.

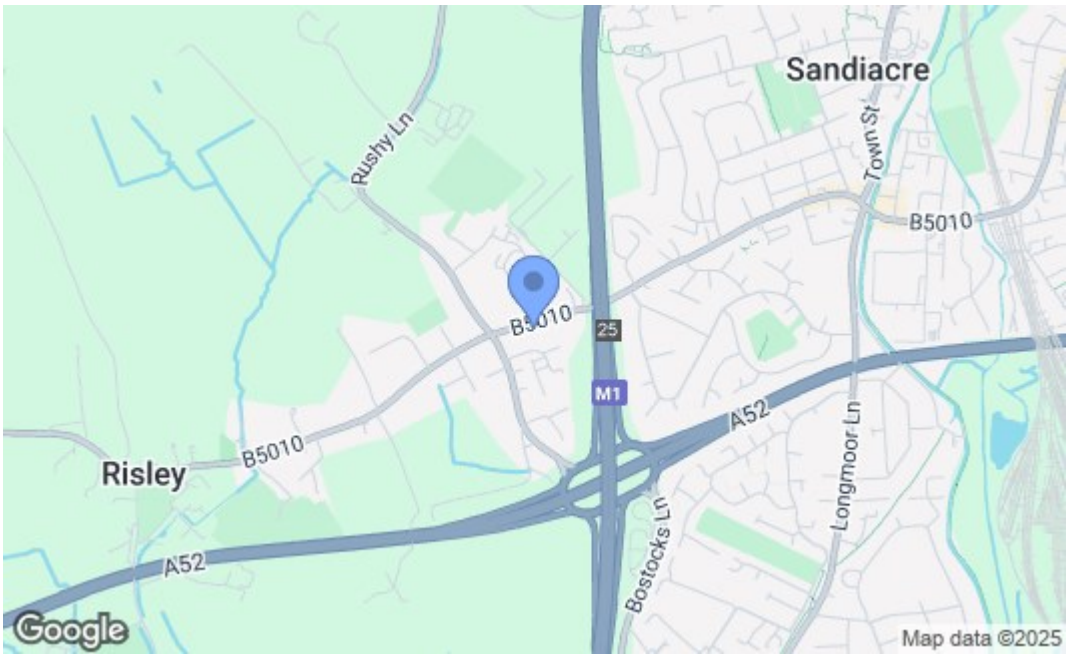
OUTSIDE
To the front of the property there is a double width side-by-side driveway with lowered kerb entry point providing off-street parking for two cars to the front, access to the front entrance door and pedestrian access leads to the rear.

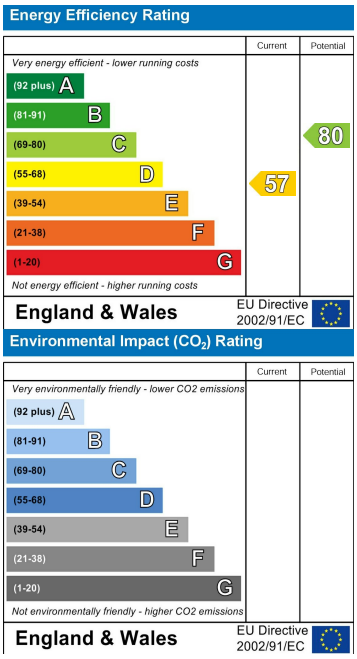
TO THE REAR
The rear garden is of a good overall proportion being enclosed by fencing and hedgerows to the boundary line, with a good size paved patio seating area (ideal for entertaining) leading onto a shaped garden lawn with shaped flower borders and pathway providing access to the foot of the plot. Decked entertaining space, outside power, lighting, water and sprinkler system. Towards the foot of the plot, there is a further paved patio area and access then to the garden room. Garden shed. Deck-style veranda currently housing the hot tub sat within a covered pagoda with picket-style fence and gate then leading to the garden room.

GARDEN ROOM
12'5" x 9'0" (3.79 x 2.75)
Double glazed French-style entrance doors leading from the decked veranda from within the garden, Georgian-style uPVC panel and double glazed exit door to the rear, power, lighting, ethernet cable, wall mounted electric panel heater.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the Sandiacre traffic lights onto Derby Road. Continue up the hill in the direction of Risley and the property can eventually be found on the left hand side prior to the turning for Bostocks Lane, identified by our For Sale board.







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