Robert Ellis

look no further. . .

Bridge Street
Sandiacre, Nottingham NG10 5QT

A RELATIVELY MODERN TWO DOUBLE BEDROOM SEMI DETACHED HOUSE.

£185,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED TWO DOUBLE BEDROOM, TWO BATHROOM, THREE TOILET SEMI DETACHED HOUSE CONSTRUCTED BY WESTERMAN HOMES. SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, useful ground floor WC, breakfast kitchen and spacious living room. The first floor landing then provides access to two double bedrooms, the principal bedroom having en-suite facilities, additional main bathroom suite.

The property also benefits from off-street parking down the side, leading to a pitched roof semi detached garage, electric storage heating, double glazing and enclosed garden space to the rear.

The property is located in this popular and established residential location within walking distance of the shops, services, amenities and popular schooling for all ages. For those needing to commute, there are good transport links including the i4 bus service, the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus a short distance away.

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

ENTRANCE HALL
6'11" x 6'9" (2.11 x 2.07)
Stable-style uPVC panel and double glazed front entrance door, turning staircase rising to the first floor with decorative wood spindle balustrade, Dimplex wall mounted heater, laminate flooring. Doors to WC, kitchen and lounge diner.

WC
6'1" x 3'3" (1.86 x 1.00)
Modern white two piece suite comprising push flush WC, wash hand basin with tiled splashbacks. Double glazed window to the front, wall mounted electrical consumer box, laminate flooring (matching the hallway), wall mounted electric heater.

KITCHEN
10'2" x 9'5" (3.10 x 2.88)
Comprising a matching range of fitted base and wall storage cupboards and drawers, with marble effect square edge work surfacing incorporating single sink and draining board with central swan-neck mixer tap and tiled splashbacks. Fitted four ring hob with extractor over and oven beneath, space for fridge/freezer, plumbing for washing machine, laminate flooring, space for table and chairs, wall mounted electric heater, double glazed window to the rear (with fitted roller blind).

LOUNGE DINER
17'4" x 13'9" (5.30 x 4.20)
Double glazed French doors opening out to the rear garden patio, double glazed windows to the side of the door, additional double glazed windows to both the front and rear of the room, media points, useful understairs storage cupboard, Dimplex wall mounted electric heater, laminate flooring.

FIRST FLOOR LANDING
Double glazed window to the front, decorative wood spindle balustrade, Dimplex electric heater, cloaks cupboard with hanging rail and shelving, airing cupboard housing the hot water cylinder. Doors to both bedrooms and bathroom.

BEDROOM ONE
17'3" x 10'1" (5.27 x 3.08)
Dual aspect bright and airy room with double glazed windows to both the front and rear, telephone point, Dimplex wall mounted heater. Door to en-suite.

EN-SUITE
7'2" x 4'0" (2.19 x 1.23)
Three piece suite comprising tiled and enclosed shower cubicle with sliding glass screen/door with mains shower, wash hand basin with tiled splashbacks, push flush WC. Double glazed window to the rear, wall mounted mirror fronted bathroom cabinet, extractor fan, bathroom light with shaver point.

BEDROOM TWO
9'11" x 9'3" (3.04 x 2.82)
Double glazed window to the rear overlooking the rear garden, Dimplex wall mounted heater.

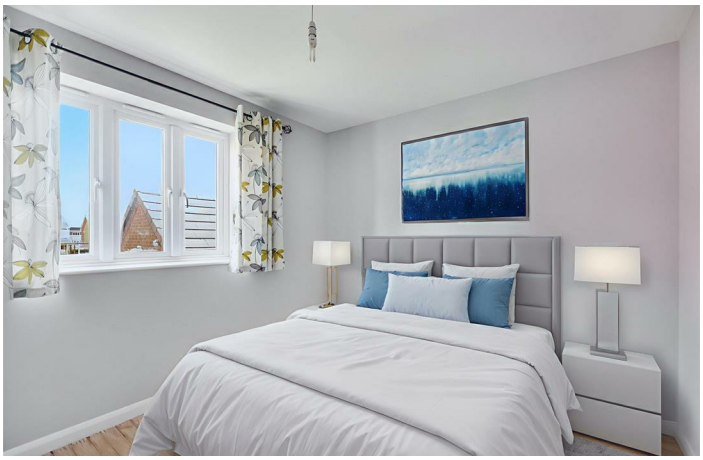
BATHROOM
6'9" x 6'3" (2.08 x 1.93)
Three piece suite comprising panel bath with glass screen and shower over, wash hand basin with tiled splashback, push flush WC, wall mounted bathroom light with shaver point, fixed bathroom cabinet, double glazed window to the front, wall mounted Dimplex electric heater.

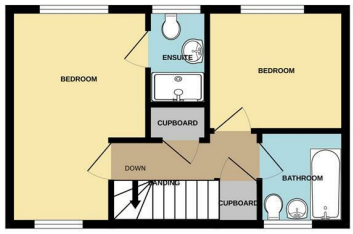
OUTSIDE
There is a tarmac driveway leading down the side of the property in turn leading to the pitched roof garage and gated access into the rear garden. The rear garden is enclosed and offers a good size paved patio area (ideal for entertaining) which extends to a further circular patio area to the foot of the plot. Shaped garden lawn, planted flowerbeds housing a variety of bushes and shrubbery. Within the garden, there is a lighting point and water tap.

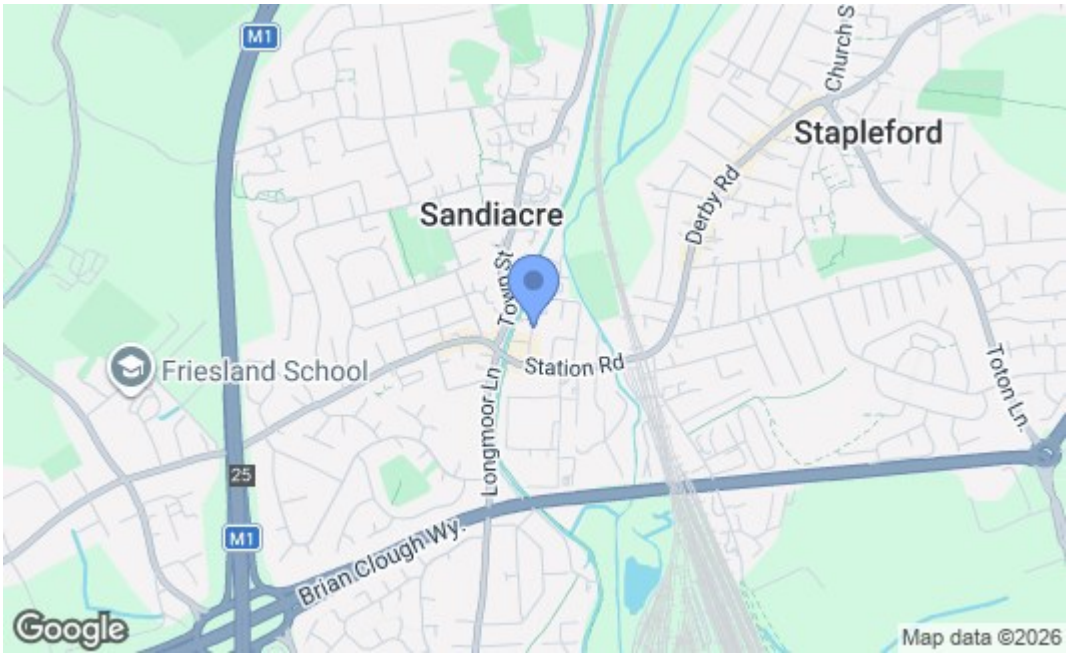
GARAGE
Up and over door to the front, pitched roof, lighting point to the side of the garage door.

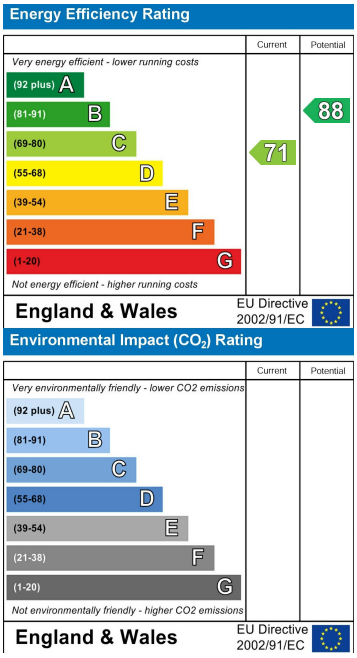
DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Eventually take a right hand turn onto Bridge Street (opposite Lidl) and the property can be found tucked away on the right hand side.

AGENTS NOTE
The property suffered from flood damage in October 2023.









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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