Robert Ellis

*look no further. . .*

## Regent Street
## Sandiacre, Nottingham NG10 5AU

A 2015 WESTERMAN CONSTRUCTED THREE STOREY THREE BEDROOM TWO BATHROOM THREE TOILET MODERN END TOWN HOUSE.

**£239,950 Freehold**

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND MODERN THREE STOREY, THREE BEDROOM, TWO BATHROOM, THREE TOILET WESTERMAN HOMES CONSTRUCTED END TOWN HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

With generous accommodation over three floors, the ground floor comprises entrance hall, ground floor WC and kitchen diner. The first floor landing provides access to the living room, bedrooms two and three, and family bathroom. A further staircase rises to the top floor where the principal bedroom and en-suite facilities can be found.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, integral garage and enclosed private garden space to the rear.

The property is located favourably in this modern development within easy reach of excellent nearby schools for all ages, shopping facilities including Lidl, eateries and cafes, and transport links such the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property would make an ideal first time buy or young family home in a ready to move into condition. We highly recommend an internal viewing.

## ENTRANCE HALL
17'7"x 5'10" (5.36x 1.80)
Panel and stained double glazed entrance door, staircase rising to the first floor, radiator. Opening through to the dining kitchen.

## WC
5'4" x 3'2" (1.64 x 0.98)
Modern white two piece suite comprising push flush WC, wash hand basin with mixer tap, tiled splashbacks, extractor fan. Wall mounted electrical consumer box, fixed shelving.

## KITCHEN DINER
14'3" x 10'2" (4.36 x 3.10)
The kitchen comprises a matching range of fitted base and wall storage cupboards with laminate effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and swan-neck mixer tap. Fitted four ring gas hob with extractor over and oven beneath, integrated fridge, freezer, dishwasher and space for washing machine, boiler cupboard housing the gas combination boiler (for central heating and hot water purposes), double glazed window to the rear (with fitted roller blind), wall mounted TV point, double glazed French doors opening out to the rear garden, radiator, space for dining table and chairs.

## FIRST FLOOR LANDING
Turning staircase rising to the to floor with decorative open spindle balustrade, radiator. Doors to bedrooms two and three, bathroom and living room.

## LIVING ROOM
14'3" x 10'0" (4.35 x 3.06)
Two double glazed windows to the rear, radiator, media points.

## BEDROOM TWO
12'2" x 6'10" (3.72 x 2.10)
Double glazed window to the front (with fitted roller blind), radiator.

## BEDROOM THREE
8'10" x 7'0" (2.70 x 2.15)
Double glazed window to the front (with fitted roller blind), radiator.

## BATHROOM
6'5" x 6'2" (1.98 x 1.89)
White three piece suite comprising panel bath with central mixer tap, glass shower screen and mains shower, wash hand basin with mixer tap, push flush WC. Radiator, partial wall tiling, extractor fan.

## TOP FLOOR LANDING
With Velux roof window to the rear, useful full height closet with hanging rail and eaves storage cupboard. Door to bedroom one.

## BEDROOM ONE
11'11" x 10'9" (3.64 x 3.28)
Two Velux roof windows to the front (both with fitted window blinds), radiator, two useful eaves storage cupboards, decorative panel effect to one wall is included as is plug sockets with in-built USB charging points. Loft access point. Door to en-suite.

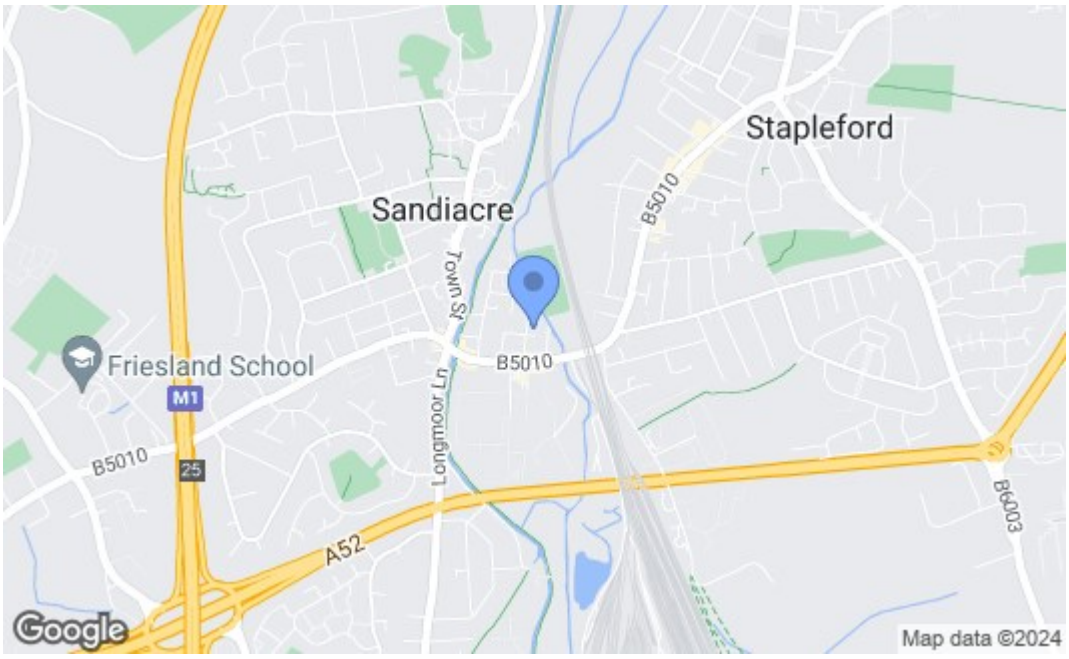
## EN-SUITE
5'0" x 5'0" (1.54 x 1.53)
Three piece suite comprising tiled and enclosed corner shower cubicle with mains shower, wash hand basin with mixer tap, push flush WC. Velux roof window to the rear (with fitted blind), radiator, shaver point, extractor fan.

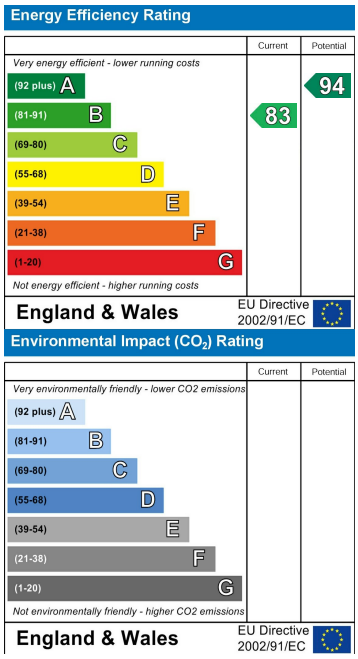
## OUTSIDE
To the front of the property there is a lowered kerb entry point to a tarmac driveway providing off-street parking which, in turn, leads to the integral garage with an up and over door. Pathway with decorative stone edging providing access to the front entrance door.

## INTEGRAL GARAGE
With up and over door to the front, power and lighting points.

## TO THE REAR
The rear garden is enclosed by timber fencing to the boundary lines. Designed for ease of maintenance with a shaped/curved patio area (ideal for entertaining) leading onto a high quality artificial lawn with rear decked area. Decorative gravel stone chippings, external water tap, lighting point.

## DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Take a right hand turn onto Regent Street. The property can be found on the right hand side, identified by our For Sale board. Ref: 8419NH




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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