Robert Ellis

look no further. . .

Cloudside Road
Sandiacre, Nottingham NG10 5FB

A RENOVATED DOUBLE FRONTED THREE BEDROOM SEMI DETACHED HOUSE.

£225,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND RENOVATED DOUBLE FRONTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors comprising entrance hall, full front to back living room, open plan "L" shaped kitchen dining room, garden room/utility and WC to the ground floor. The first floor landing then provides access to three bedrooms and a bathroom suite.

Other benefits to the property over the current owner's time incorporate replacement windows to the whole house (except the utility room), re-fitted kitchen (including extra sockets and ceramic floor tiles), ceramic floor tiles in the the hallway, laminate flooring to lounge, partial damp proof and re-plastering to the dining room and living room, replaced flame effect fire in the living room, porch added to the front door, large shed/workshop erected within the garden space (incorporating power sockets and lighting), new tiled roof to the main property and utility room, new boiler installed, replacement full bathroom suite, replacement ground floor toilet fitted with new floor and blinds fitted to all windows, full redecoration and re-carpeted throughout, new bannister rails, as well as a general overhaul of the decoration throughout.

The property sits favourably within close proximity of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland Schools. There is also easy access to good road and transport networks such as the A52 for Nottingham/Derby, Junction 25 of the M1 Motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout. There is also easy access to good open space and countryside, including Stoney Clouds Nature Reserve, Stanton by Dale and Dale Abbey.

Due to the effort and renovation work gone into the property by the current owner, we believe the property would make an ideal first time buy or young family home that is certainly in ready to move into condition and we would therefore highly recommend an internal viewing.

ENCLOSED PORCH
With uPVC double glazed front entrance door and double glazed windows to the front and side.

ENTRANCE HALL
9'0" x 6'1" (2.76 x 1.87)
uPVC panel and double glazed front entrance door, radiator, ceramic floor tiles, turning staircase with fitted bannister rails to the first floor. Doors to living room and "L" shaped dining kitchen. Useful understairs storage area and understairs storage cupboard.

DUAL ASPECT LIVING ROOM
18'11" x 10'11" (5.77 x 3.33)
A dual aspect room with double glazed windows to the front and rear both with fitted blinds, radiator, wall hung remote control effect fire, media points and laminate flooring. Matching wall lights to ceiling, drop down shade.

L SHAPED BREAKFAST DINING KITCHEN
max 13'7" x 15'5" (max 4.16 x 4.71)
The kitchen area comprises a newly fitted range of fitted base and wall storage cupboards with marble effect roll top work surfaces incorporating circular bowl sink unit and matching draining board with central mixer tap and tiled splashbacks, fitted counter level NEF four ring gas hob with extractor over, integrated eye level oven and CDA microwave space for full height fridge/freezer, plumbing for slimline dishwasher, double glazed window to the front with fitted vertical blinds, ceramic floor tiles. The kitchen area then opens out into the family dining space with ample space for dining table and chairs, double glazed window to the rear with fitted blinds, useful fitted double storage cupboard, radiator and uPVC panel and double glazed door to garden room/utility.

GARDEN ROOM/UTILITY
9'8" x 5'6" (2.97 x 1.68)
Fitted roll top work surface space with plumbing space underneath for washing machine and further space for additional kitchen appliances such as fridge/freezer and/or tumble dryer, power and lighting points, panel and glazed exit door to garden and further panel and glazed door to cloaks/WC.

CLOAKS/WC
8'7" x 5'5" (2.62 x 1.66)
Two piece suite comprising low flush WC and wash hand basin with marble style splashbacks. Wall mounted Baxi gas fired central heating combination boiler for central heating and hot water purposes, fixed coat pegs, radiator and exit door to the front.

FIRST FLOOR LANDING
Double glazed window to the front with fitted blinds, doors to all bedrooms and bathroom, and storage cupboard.

BEDROOM ONE
12'4" x 10'11" (3.78 x 3.33)
Double glazed window to the rear offering fantastic far reaching views over towards Sandiacre, Stapleford and the countryside beyond, fitted double wardrobe with matching overhead storage cupboards, and radiator.

BEDROOM TWO
9'11" x 9'4" (3.04 x 2.85)
Double glazed window to the rear overlooking the rear garden with fitted blinds, radiator and a range of fitted wardrobes with matching overhead storage cupboards.

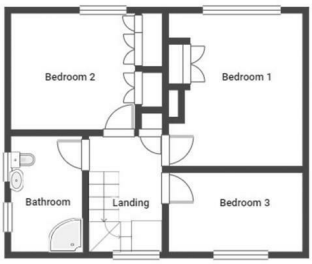
BEDROOM THREE
10'11" x 6'3" (3.33 x 1.91)
Double glazed window to the front with fitted blinds and radiator.

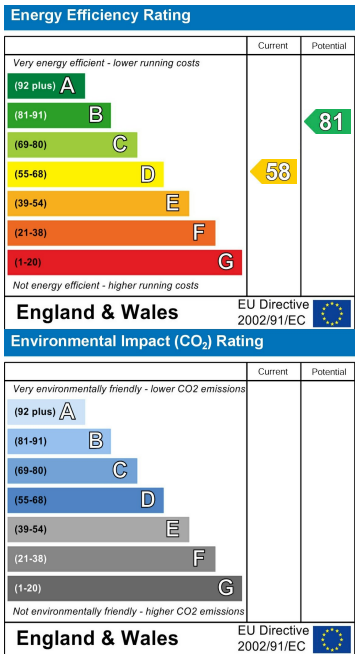
BATHROOM
9'3" x 5'6" (2.83 x 1.69)
Re-fitted modern white three piece suite comprising separate enclosed shower cubicle with mains ran dual attachment shower and marble style splashboards, wash hand basin with mixer tap with double storage cupboards beneath and hidden cistern push flush WC. There is a further range of useful bathroom storage, drawers and cabinets, two double glazed windows to the side, marble style easy to maintain splashboards, vertical radiator, extractor fan, spotlights and loft access point.

OUTSIDE
To the front of the property there is a driveway providing off-street parking and matching pathway to the front entrance porch door. Within the front garden there is a lawn section and planted borders housing a variety of bushes and shrubbery.

REAR GARDEN
A generous overall proportion being enclosed by timber fencing to the boundary line with concrete posts and gravel boards, outside water tap and lighting points. The garden is lawned with planted borders housing a variety of well stocked bushes, shrubs and plants with a planted rockery, paved patio seating area ideal for entertaining, access door back into the garden/utility room and a paved pathway providing access to the rear of the plot where a large pitched roof timber storage shed can be found which also incorporates power and lighting points.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre crossing the bridge onto Station Road. Continue along to the traffic junction passing the Lidl supermarket and turn right at the traffic lights onto Town Street. Follow the bend in the road parallel with the canal before taking an eventual left hand turn at the bend in the road onto Church Street. Follow the bend in the road to the left onto Stanton Road and continue along as if heading in the direction of Stanton by Dale. Look for and take an eventual right hand turn onto Coronation Avenue and follow the bend into the road around to the right. Take a left turn onto Cloudside Road and the property can then found on the right hand side. Ref. 7558NH





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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