



Regent Street  
Sandiacre, Nottingham NG10 5AU

A NEARLY NEW THREE BEDROOM MID  
TOWN HOUSE.

**£230,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS NEARLY NEW, EXTREMELY WELL PRESENTED THREE BEDROOM MID TOWN HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

Constructed as part of an individual development of five properties in Sandiacre. The accommodation comprises entrance hallway, ground floor WC/utility room, spacious fitted breakfast kitchen and living room to the ground floor. The first floor landing provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing throughout, off-street parking and enclosed, low maintenance garden to the rear.

The property sits favourably within close proximity of nearby transport links to and from and the surrounding area, such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout and the i4 bus service.

There is also easy access to nearby shopping facilities, including Lidl and Co-Op in Sandiacre, as well as on the doorstep to a range of nearby schooling for all ages, such as Ladycross, Cloudside and Friesland in Sandiacre and William Lilley, Fairfield and George Spencer in Stapleford.

Also nearby is Bounissima Aperitivo Bar, as well as open countryside and walks along the canal footpath.

The property is in a ready to move into condition and would ideally suit a young family or first time buyer. We highly recommend an internal viewing.



## ENTRANCE HALL

18'1" x 3'10" (5.53 x 1.17)

Composite and double glazed front entrance door, radiator, laminate flooring. Internal doors leading to the WC, living room and breakfast kitchen.

## GROUND FLOOR WC/UTILITY ROOM

8'1" x 6'1" (2.47 x 1.86)

Housing a modern white two piece suite comprising push flush WC and wash hand basin with mixer tap. Utility area has space and plumbing for washing machine and tumble dryer, marble-effect square edge work surface space and matching shelving above, tiled flooring, extractor fan, ladder-style towel radiator.

## BREAKFAST KITCHEN

11'8" x 10'11" (3.58 x 3.35)

The kitchen comprises a matching "L" shaped range of fitted base and wall storage cupboards and drawers with laminate-style roll top work surfaces incorporating sink unit with draining board and central swan-neck mixer tap, fitted four ring gas hob with extractor over and oven beneath, plumbing and space for a dishwasher, as well as further space for full height fridge/freezer, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes, radiator, tiled floor, space for table and chairs, spotlights, Georgian-style double glazed window to the front (with fitted blinds).

## LIVING ROOM

15'4" x 15'1" (4.69 x 4.62)

Double glazed French doors to the rear opening out to the garden patio, double glazed window either side of the doors, two radiators, spotlights throughout, laminate flooring, media points, turning staircase with decorative wood spindle balustrade rising to the first floor.

## FIRST FLOOR LANDING

Matching decorative wood spindle balustrade, radiator, loft access point, useful storage cupboard. Doors to all bedrooms and bathroom.

## BEDROOM ONE

15'4" x 11'8" (4.69 x 3.56)

Georgian-style double glazed window to the rear overlooking the garden, radiator.

## BEDROOM TWO

11'9" x 7'7" (3.59 x 2.32)

Georgian-style double glazed window to the front (with fitted roller blind), radiator.

## BEDROOM THREE

8'8" x 8'2" (2.66 x 2.50)

Georgian-style double glazed window to the front (with fitted roller blind), radiator.

## BATHROOM

7'7" x 7'4" (2.33 x 2.24)

Modern white three piece suite comprising panel bath with glass shower screen and mains shower over, wash hand basin with mixer tap, push flush WC. Tiling to the walls and floor, inset wall mounted bathroom mirror, chrome ladder towel radiator, extractor fan.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a tarmac driveway providing off-street parking. Access to the front entrance door, as well as decorative white stone chippings and a decorative ornamental tree in the front garden.

## TO THE REAR

The rear garden is enclosed by timber fencing with concrete posts and gravel boards, designed for low maintenance, incorporating an initial paved patio seating area accessed from the living room French doors (making an ideal entertaining space). Then leads down to a high quality artificial lawn (ideal for families and pets), rear access gate, external lighting point, water tap.

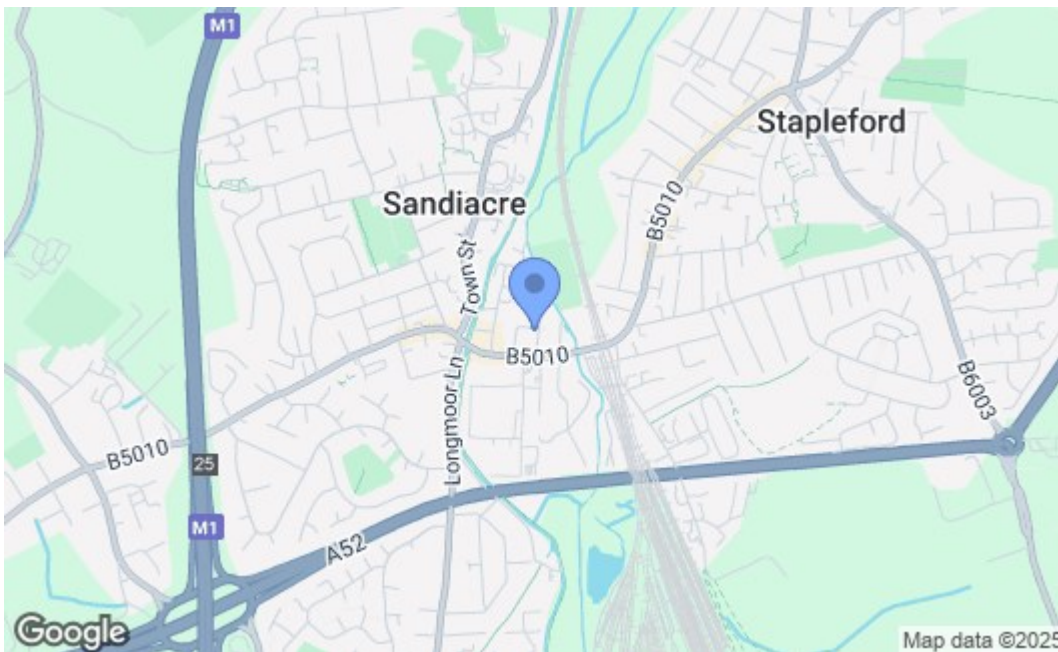
## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Look for and take an eventual right hand turn onto Regent Street and the property can be found on the left hand side, identified by our For Sale board.





We warrant every element has been built in accordance with the approved plans. We do not warrant the accuracy of the measurements or the condition of the property. We warrant that the property is free from any legal restrictions or other matters which might affect its use. We warrant that the property is free from any other matters which might affect its use. We warrant that the property is free from any other matters which might affect its use. We warrant that the property is free from any other matters which might affect its use.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.