Robert Ellis

look no further. . .

Hampshire Drive
Sandiacre, Nottingham NG10 5NS

AN EXTENDED AND ADAPTED THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£220,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS EXTENDED AND ADAPTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS QUIET YET ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION IN SANDIACRE.

With accommodation over two floors, the ground floor comprises entrance porch to entrance hall, inner lobby, ground floor WC, through lounge diner, breakfast kitchen and conservatory. The first floor landing then provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating from combi boiler, double glazing, off-street parking, front and rear gardens, and detached garage to the rear.

The property is located in this quiet residential cul de sac within easy reach of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland. There is also good access links via the A52 for Nottingham/Derby, Junction 25 of the M1 motorway for further afield and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to the shops and services in the nearby towns of Stapleford and Long Eaton.

We believe that the property would make an ideal first time buy or young family home. We highly recommend an internal viewing.

ENTRANCE PORCH
5'11" x 3'10" (1.81 x 1.18)
uPVC double glazed construction with uPVC double glazed front entrance door and double glazed windows to the front and both sides. Tiled floor and further uPVC panel and double glazed door to the entrance hallway.

ENTRANCE HALLWAY
uPVC double glazed window to the front to the side of the door, turning staircase to the first floor with useful understairs storage cupboard which houses the Vaillant gas fired combination boiler (for central heating and hot water purposes), gas and electricity meters. Radiator, dado rail, coving, cloaks cupboard with shelving and hanging rail, panel and glazed door into the inner lobby.

INNER LOBBY
5'0" x 4'9" (1.54 x 1.45)
Panel and glazed door through to the lounge diner, further panel and glazed door to the breakfast kitchen, coving and door to ground floor WC.

GROUND FLOOR WC
4'11" x 3'3" (1.51 x 1.01)
Two piece suite comprising low flush WC and wash hand basin, tiling to dado height, tiled floor, radiator, double glazed window to the side, coving and extractor fan.

THROUGH LOUNGE DINER
24'5" x 11'1" (7.45 x 3.39)
Double glazed window to the front (with fitted blinds), two radiators, coving, decorative brick and Cornish slate fireplace incorporating a log effect fire, ample space for dining table and chairs, panel and glazed door back to the hallway, and sliding patio doors to the conservatory.

CONSERVATORY
16'8" x 9'2" (5.09 x 2.81)
uPVC double glazed construction with pitched roof incorporating central ceiling light and ceiling fan, uPVC panel and double glazed door to outside and double glazed French doors opening out to the rear garden, further uPVC panel and double glazed door back to the kitchen, power points and laminate flooring.

BREAKFAST KITCHEN
15'4" x 8'3" (4.68 x 2.52)
The kitchen comprises a matching range of base and wall storage cupboards with marble effect roll top work surfaces incorporating single sink and draining board with central mixer tap and tile splashbacks, glass fronted crockery cupboards, fitted counter level four ring gas hob with extractor over, in-built eye level oven and combination grill, plumbing for washing machine and slimline dishwasher, radiator, tiled floor, coving, space for fridge/freezer, double glazed windows to the side and rear, uPVC panel and double glazed door to the conservatory.

FIRST FLOOR LANDING
Double glazed window to the side, doors to all bedrooms and bathroom, and useful storage cupboard.

BEDROOM ONE
13'6" max x 11'5" (4.12 max x 3.50)
Double glazed window to the front, radiator, dado rail and a range of fitted bedroom furniture including wardrobes, drawers, cabinets and overhead storage cupboards.

BEDROOM TWO
10'5" x 9'11" (3.18 x 3.04)
Double glazed window to the rear, radiator and a range of fitted bedroom furniture including wardrobes, vanity unit and corner display shelving.

BEDROOM THREE
10'0" x 8'7" (3.07 x 2.62)
Double glazed window to the front, radiator and fitted overstairs sliding door storage cupboard with shelving.

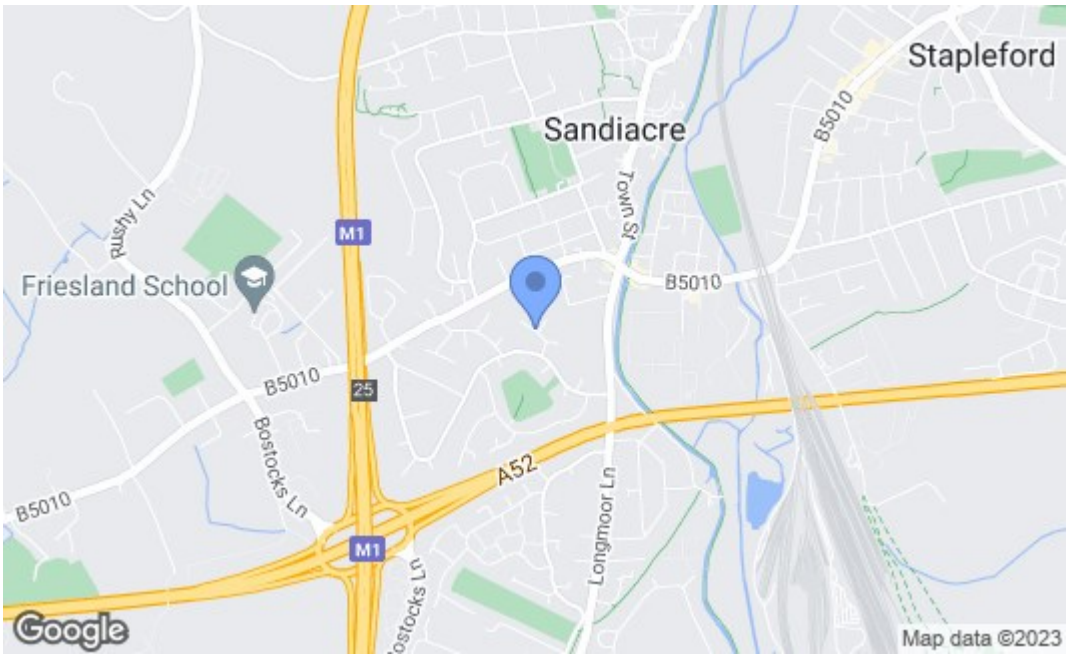
BATHROOM
7'7" x 5'6" (2.32 x 1.68)
Three piece suite comprising lowered bath with Mira electric shower over, wash hand basin and low flush WC. Fully tiled walls, double glazed window to the rear (with fitted blinds), radiator, inset ceiling lights and wall mounted bathroom cabinet.

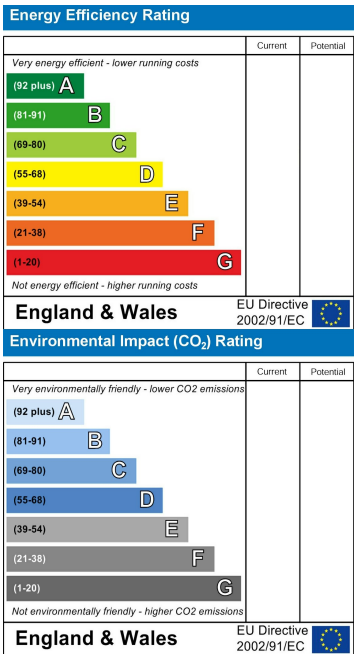
OUTSIDE
To the front of the property there is a well stocked planted front garden within rockery and decorative gravel stone chippings housing a variety of mature bushes and shrubbery, initial block paved front part of the driveway providing off-street parking which in turn continues to a lower paved driveway area, in turn leading to the detached garage and gated pedestrian access into the rear garden.

REAR GARDEN
The rear garden is split into various sections, offering an initial paved patio area accessed directly from the conservatory doors. This then leads onto a planted flower garden housing a variety of mature and specimen bushes, shrubs, trees and plants. The garden then opens out to the rear where further planted borders can be found, as well as a raised circular flowerbed and a timber summerhouse to the foot of the plot. Within the garden there is a personal access door into the garage and gated pedestrian access leading back to the driveway. External lighting points and water tap.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction turn left onto Longmoor Lane and head in the direction of Long Eaton. Look for and take a right hand turn onto Hayworth Road and follow the bend in the road around to the right, before taking a right hand turn onto Hampshire Drive. Follow the bend in the road around and the property can be found on the right hand side identified by our For Sale board.

Ref: 7928NH





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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