



Stevens Road  
Sandiacre, Nottingham NG10 5FU

**£279,995 Freehold**

AN INDIVIDUALLY DESIGNED AND  
CONSTRUCTED MID 1980'S FOUR  
DOUBLE BEDROOM DETACHED FAMILY  
HOUSE.





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS INDIVIDUALLY DESIGNED AND BUILT MID 1980'S FOUR DOUBLE BEDROOM, TWO BATHROOM DETACHED FAMILY HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises spacious entrance hallway, living room, dining room, kitchen, utility room and shower room. The first floor landing then provides access to four spacious bedrooms and a good size bathroom suite.

The property also benefits from a recently fitted gas fired central heating combination boiler, log burner, uPVC double glazing throughout, block paved driveway and integral garage.

Another major benefit to the property is the overall size of the South-West facing garden to the rear which is ideal for families and children.

The property is located within easy reach of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland schools. There is also good access to nearby transport links such as 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 suit a variety of buyers, especially those looking for a long term family home. We highly recommend an internal viewing.



### ENTRANCE HALL

16'3" x 6'3" (4.97 x 1.93)

Panel front entrance door with full height window to the side of the door, staircase rising to the first floor with open decorative spindle balustrade, wall light points, radiator, laminate flooring, doors to kitchen and living room, useful spacious understairs storage area (which could easily double-up as a potential office space or general storage).

### LOUNGE

16'11" x 11'0" (5.17 x 3.36)

Double glazed window to the front (with fitted blinds), radiator, matching to the hallway laminate flooring, decorative display brick fireplace with tiled hearth housing a log burning stove, display shelving, media points and wall light points.

### DINING ROOM

10'11" x 9'0" (3.33 x 2.76)

Double glazed window to the rear with fitted blinds, radiator, laminate flooring and exposed ceiling beams. Opening to:-

### KITCHEN

10'10" x 9'0" (3.31 x 2.76)

The kitchen is equipped with a contrasting range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter-level one and a half bowl sink unit with draining board and central mixer tap. Plumbing for slim line dishwasher, space for full size cooker, tiled floor, radiator, double glazed window to the rear (with fitted blinds), opening through to the dining room, and panel and glazed Georgian-style door to the utility room.

### UTILITY

15'9" x 9'10" (4.81 x 3.00)

Offering a further fitted range of base storage cupboards with roll-top worktop space above incorporating counter-level single sink and draining board with mixer tap. Wall mounted Worcester Bosch gas fired combination boiler (for central heating and hot water purposes), plumbing for washing machine and space for further kitchen appliance (if required), matching to the kitchen tiled floor, radiator, double glazed window to the rear (with fitted blinds), panel and glazed door to outside and archway to further storage and utility space which also offers enough room for a stand alone American-style fridge/freezer, or other size appliance as required along with power and lighting.

### GROUND FLOOR SHOWER ROOM

7'8" x 2'6" (2.36 x 0.78)

Three piece suite comprising tiled and enclosed shower cubicle with Triton electric shower and folding glass shower screen, wash hand basin and low flush WC. Fully tiled walls and floor, double glazed window to the rear.

### FIRST FLOOR LANDING

Loft access point via pull down loft ladder to a majority boarded, lit and insulated loft space. Doors to all four bedrooms and bathroom. Double glazed dormer window to the front of the landing space.

### BEDROOM ONE

11'9" x 10'1" (3.60 x 3.09)

Double glazed window to the front (with fitted blinds), radiator, air extractor fan, remote control operated ceiling fan and walk-in wardrobe.

### BEDROOM TWO

12'10" x 9'1" (3.92 x 2.77)

Double glazed window to the rear over looking the rear garden (with fitted blinds) and radiator.

### BEDROOM THREE

11'10" x 9'7" (3.63 x 2.94)

Double glazed window to the front (with fitted blinds) and radiator.

### BEDROOM FOUR

9'1" x 8'9" (2.78 x 2.68)

Double glazed window to the rear (with fitted blinds) overlooking the rear garden, radiator and remote control operated ceiling fan.

### BATHROOM

9'1" x 8'7" (2.77 x 2.62)

Spacious room comprising a white three piece suite with "P" shaped bath and dual attachment mains shower system over with shaped glass shower screen, wash hand basin with mixer tap, and push flush WC. Double glazed window to the rear, radiator and useful storage cupboard with shelving and in-built towel radiator. Wall mounted shaver point and remote control operated fan.

### OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking which in turn leads to the integral garage. To the front there is a raised and planted rockery style garden housing a variety of mature bushes and shrubbery. There is then gated side access leading around to the rear garden.

### REAR GARDEN

The rear garden is enclosed by timber fencing predominantly to the boundary lines offering privacy and security. The garden is split into various sections offering two extensive paved patio seating areas (ideal for entertaining), as well as a recently re-laid decking area (making the most of the afternoon sunlight). There is a garden lawn (ideal for families), as well as planted rockery borders housing a variety of mature bushes, shrubs and plants. To the foot of the plot there is a good size timber storage shed and within the garden there are external lighting points and a water tap.

### GARAGE

Up and over door to the front, power and lighting points.

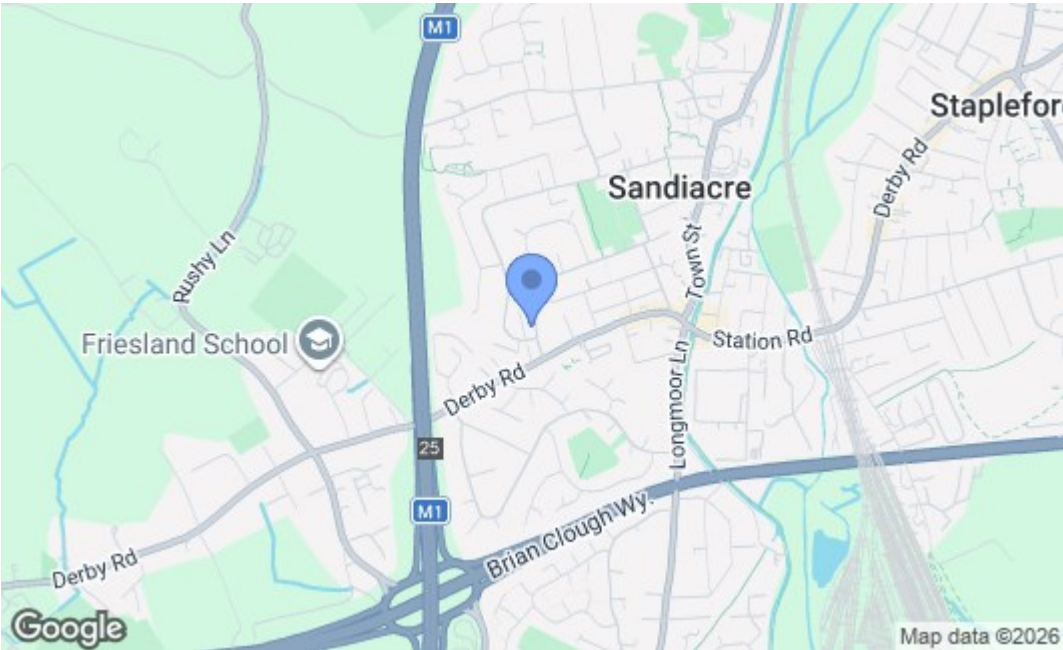
### DIRECTIONAL NOTE

From our Stapleford Branch, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction, continue straight over onto Derby Road Sandiacre and proceed up the hill in the direction of Risley. Look for an take an eventual right hand turn onto Stevens Road where the property can then be found on the left hand side identified by our For Sale board.

Ref: 9625NH







| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 | 73      | 84        |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | 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 |         |           |
| England & Wales 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.