Robert Ellis

look no further. . .

Stanton Road
Sandiacre, Nottingham NG10 5EL

A REFURBISHED, TWO BEDROOM END OF ROW COTTAGE

£295,000 Freehold

ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET AN EXCEPTIONALLY WELL PRESENTED AND EXTENSIVELY REFURBISHED AND IMPROVED OVER THE LAST EIGHTEEN MONTHS TWO BEDROOM END OF ROW COTTAGE DATING BACK TO THE 1890s, AND SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors comprising living room and deep family entertaining dining kitchen to the ground floor. The first floor landing provides access to two double bedrooms and a spacious bathroom.

Other benefits to the property include an external w.c./utility, Georgian style UPVC double glazing, composite doors providing access both via the front and side, new roof covering, landscaped gardens, ample parking and feature log burners in both of the ground floor rooms.

The property itself sits favourably within close proximity of excellent nearby schooling for all ages, such as Ladycross, Cloudside and Friesland Schools. There is also good transport links via the i4 bus network, A52, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardill's roundabout. There are also an array of nearby amenities such as the local convenience store/post office, food outlets and further shopping facilities within the nearby towns of Stapleford, Beeston and Long Eaton.

Also situated a stones throw away is access to open space and countryside within the villages of Stanton by Dale, Dale Abbey and Risley.

The current owners have an exceptional eye for detail and as such the property offers integrated appliances within the kitchen, such as dishwasher, washing machine and fridge/freezer, whilst the sale also includes a 'Range' cooker and fitted window dressings, such as Roman blinds and locally sourced shutters.

We believe the property would make an ideal family home or high quality first time buy and we strongly encourage an internal inspection in order to appreciate the quality on offer.

LOUNGE
12'0" x 11'11" (3.66 x 3.64)
Composite and double glazed front entrance door, Georgian style double glazed window to the front with locally sourced fitted shutters, media points, radiator, decorative beamed ceiling, meter cupboards, wall mounted shelving and feature inset log burner with decorative brick insert and tiled hearth.

LOBBY
4'7" x 2'11" (1.4 x 0.91)
Providing access either side to both ground floor rooms, radiator and useful understairs storage cupboard with power points.

DINING KITCHEN
22'9" x 12'0" (6.94 x 3.67)
The kitchen area comprises a range of matching fitted cottage style base and wall storage cupboards with solid oak square edge, butchers block work surfaces. Integrated appliances include a dishwasher, washing machine and 'Hotpoint' full height fridge/freezer, 'Range' cooker including seven gas burners, two ovens, warming drawer and grill with extractor canopy over and oven beneath, ample space for dining table and chairs, full height pantry cupboard, double Belfast sink unit with central swan-neck mixer tap and decorative tiled splash backs, ceiling lights and painted beamed ceiling, three double glazed Georgian style windows to the side, each with fitted Roman blinds, addition double double glazed Georgian style window to the rear with fitted blinds affording views over the rear garden, side composite and double glazed exit door, two radiators, additional inset log burner with tiled hearth, laminate flooring, ample space for dining table and chairs, seating bench with storage beneath, oak latch door providing access to the first floor and opening through to the inner lobby.

FIRST FLOOR LANDING
Loft access point, radiator, doors to both bedrooms and bathroom

BEDROOM 1
12'1" x 12'0" (3.69 x 3.66)
Georgian style double glazed window to the front with locally sourced fitted shutters, radiator, decorative ceiling beams, ceiling fan and ornate fireplace to the central chimney breast wall.

BEDROOM 2
13'0" x 9'1" (3.97 x 2.77)
Georgian style double glazed window to the rear with fitted Roman blinds and window seat, offering views down the rear garden, radiator, decorative beamed ceiling, wall light points and ornate fireplace to the central chimney breast wall.

BATHROOM
16'9" reducing to 10'5" x 6'4" (5.11 reducing to 3.19 x 1.95)
In keeping with the cottage, this luxury four piece suite comprises a free-standing roll top bath with claw feet, central Victorian style mixer tap and hand-held shower attachment, separate tiled shower cubicle area with designer glass screen and dual head Triton electric shower, low flush w.c. and wash hand basin. Georgian style double glazed window to the side with locally sourced fitted shutters, radiator, panelling to dado height, inset lighting and decorative tile effect flooring.

OUTSIDE
To the rear garden is a natural slate paved patio area, ideal for entertaining which then runs down the side of the cottage providing access to the driveway. The paved patio then leads up to a decorative gravel and seating area with under-bench log storage and raised and established planted flower borders. The garden then extends to a good size lawn section with stepping stone pathway providing access to the foot of the plot, along which is a pitched and tiled roof covered log store and further raised planted flower beds. The garden is bounded by hedgerows and timber fencing and a pedestrian pathway then provides access to the foot of the plot where there is a good size timber workshop and bike store for up to six bikes. There is external lighting, water connection and two sets of double power outlets. Leading down the side of the cottage from the garden is access to the front, where there is a good size gravel and block paved driveway providing off-street parking for five/six vehicles including a decorative rockery wall, block paved pathway providing access to the front composite door, hedgerows to the boundary line and gated pedestrian access providing access from the driveway through to the rear garden.

BRICK UTILITY/W.C.
7'10" x 4'11" (2.41 x 1.5)
Housing hidden cistern push-flush w.c. and feature Belfast sink with raised mixer tap, decorative tiled spashbacks and latched entrance door. There is space for a tumble dryer, shelving and wall mounted gas fired central heating combination boiler. Mains power and light and sash window.

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 right onto Town Street and proceed parallel with the canal in the direction of Stanton by Dale. At the bend in the road turn left onto Church Street and follow the bend round onto Stanton Road. Continue along in the direction of Stanton by Dale village and the cottage can then be found on the right hand side.

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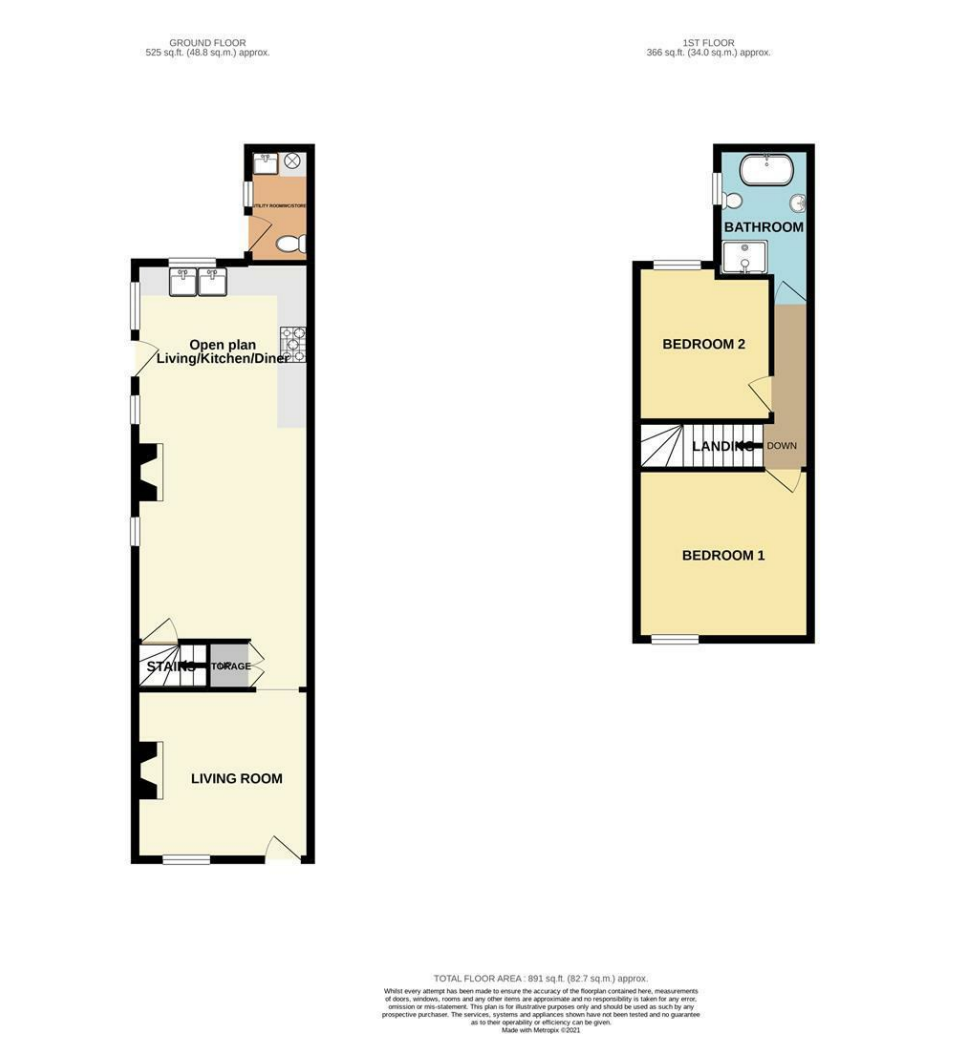

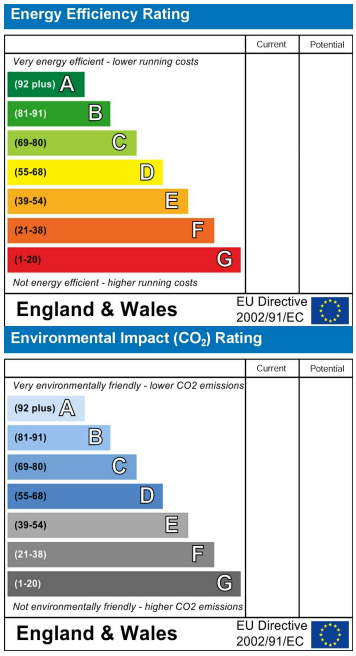

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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