Robert Ellis

look no further. . .

Stanton Road
Sandiacre, Nottingham NG10 5DE

An impressive three bedroom semi-detached house with a garage and and an enclosed rear garden with an Arctic cabin.

Guide Price £390,000 Freehold

An impressive three bedroom semi-detached house with the benefit of an open living space and a private gated and enclosed garden. Built and owned by the same family since 1901, this property offers a generous living space with period features and character throughout.

This would make an ideal purchase for a variety of purchasers including families looking for their next home or buyers relocating to be within this popular residential location.

It is conveniently placed for access to a range of local amenities including shops, public houses, park sand schools and also provides easy access to bus links commuting to both Nottingham and Derby and is just a short commute to the A50, A52 and M1.

In brief, the internal accommodation comprises: Entrance hall, lounge, open plan family room, diner and kitchen, utility room and WC to the ground floor. Rising to the first floor are three bedrooms, the master with en-suite and a family bathroom.

To the front the property benefits from a lawned garden with flower beds, hedged borders and a foot path to the front door. To the side are electric gates leading through to a private road and the entrance to the rear where you will find a well maintained enclosed garden accessed through double gates, a primarily lawned garden with stocked flower beds, mature shrubs and a pond with water feature. The garden also has the advantage of a driveway leading to a detached garage and a high spec Arctic Cabin, with built in seating and gas BBQ, sitting on a raised decking area.

An early viewing comes highly recommended.

Entrance Hallway
A composite front door leads to an impressive entrance hall with hard wood flooring and radiator.

Living Room
14'10" x 15'10" (4.529 x 4.837)
A spacious lounge with radiator, feature fireplace with log burner and cream mantle, two UPVC sash windows to the front aspect and one to the side.

Family Room
14'9" x 12'11" (4.508 x 3.940)
With hardwood flooring, a large brick fireplace housing a log burner and two UPVC sash windows to the side aspect.

Open Plan Kitchen/Diner
26'2" reducing to 9'0" x 8'8" (7.984 reducing to 2.750 x 2.662)
With wall, base and drawer units with tiled splashbacks and breakfast bar and inset one and half bowl sink with drainer. Integrated appliances including fridge, freezer, dishwasher, double oven and five ring gas hob with extractor fan above. Dining area offers space for a family dining table and two French doors to the rear garden.

Utility Room
6'0" x 6'7" (1.841 x 2.018)
With wall and base units with worksurfaces over and inset sink and drainer. Space and fittings for freestanding washing machine and dryer. Wall mounted combination boiler.

WC
With WC and wash hand basin.

First Floor Landing
With UPVC sash window to the side aspect.

Bedroom One
14'10" x 10'8" (4.546 x 3.268)
Carpeted room with radiator, fitted wardrobes and two UPVC sash windows to the side aspect.

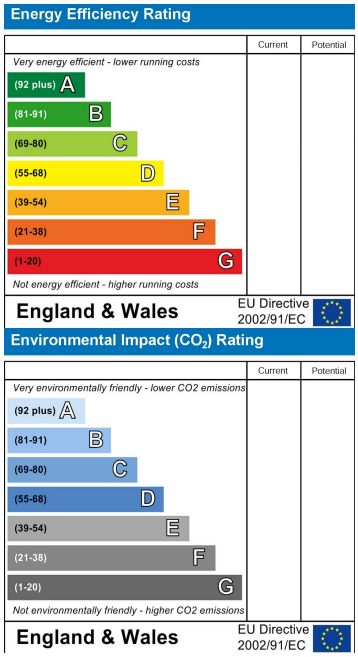
Bedroom Two
11'5" x 15'10" (3.492 x 4.830)
Carpeted room with radiator and two UPVC sash windows to the front aspect and one to the side. Access to the en-suite.

En-Suite
Incorporating a three piece suite comprising walk in electric shower with glass shower screen, wash hand basin and WC.

Bedroom Three
7'10" x 10'9" (2.394 x 3.279)
Carpeted room with radiator and UPVC sash window to the front aspect. Access to the loft hatch.

Bathroom
Incorporating a four piece suite comprising walk in mains power showered with glass shower screen, freestanding bath, wash hand basin and WC.

Outside
To the front the property benefits from a lawned garden with flower beds, hedged borders and a foot path to the front door. To the side are electric gates leading through to a private road to the entrance to the rear where you will find a well maintained enclosed garden accessed through double gates, a primarily lawned garden with stocked flower beds, mature shrubs and a pond with water feature. The garden also has the advantage of a driveway leading to a detached garage and a high spec Arctic Cabin, with built in seating and firepit BBQ, sitting on a raised decking area.



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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