Robert Ellis

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Stanton Road
Sandiacre, Nottingham NG10 5DD

A 1930'S COMPLETELY RENOVATED THREE/FOUR BEDROOM DETACHED FAMILY HOUSE.

£325,000 Freehold

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Robert Ellis are delighted to bring to the market this 1930's, recently modernised and improved three/four bedroom detached family house situated within a sought after and established residential location.

Benefitting from re-fitted gas fired central heating, ample electrically operated gated off-street parking and extended accommodation over two floors.

The accommodation itself comprises entrance hall, spacious through lounge dining room, good size breakfast kitchen, conservatory and bedroom/en-suite to the ground floor. The first floor landing then provides access to three further bedrooms and an additional first floor bathroom suite.

Externally, as previously mentioned, the front boasts secure gated off-street parking and the rear offers a generous lawned and entertaining garden being enclosed making it ideal for families and pets.

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 easy access to a range of nearby shopping facilities and amenities, as well as good nearby transport links such as the A52 for Nottingham/Derby, the M1 Junction 25 Motorway and the Nottingham electric tram terminus situated at Bardill's roundabout.

We believe the property would make an ideal young family home and highly recommend an internal viewing.

ENTRANCE HALL
9'3" x 5'11" (2.82 x 1.81)
Feature composite and double glazed entrance door, double glazed window to the front with fitted blinds, radiator, coat pegs, turning staircase to first floor, internal doors to ground floor bedroom/en-suite, living room and dado rail.

GROUND FLOOR BEDROOM/EN-SUITE
11'9" x 10'9" (3.60 x 3.29)
Double glazed window to the front with stained glass coloured top panels, white three piece bathroom suite comprising corner shower cubicle with mains fed shower, push flush WC and wash hand basin with mixer tap with ample space for beds and furniture.

DINING AREA
10'7" x 10'7" (3.23 x 3.23)
Double glazed window to the front with matching to the front stained glass top panel, feature Adams style fire surround, decorative coving, ceiling rose, picture rail and dado rail, radiator and opening to the living room.

LIVING ROOM
11'8" x 12'2" (3.56 x 3.73)
Double glazed window to the front overlooking the rear garden, radiator, decorative coving, ceiling rose, lower picture rail, dado rail, wall light points and media points.

DINING BREAKFAST KITCHEN
21'9" x 7'8" (6.63 x 2.36)
The kitchen comprises a matching range of fitted base and wall storage cupboards with square edge buttress block style work surface incorporating feature Belfast sink with central swan neck mixer tap and decorative tiled splashbacks, fitted eye level oven and grill, fitted five ring gas burner with extractor canopy over, plumbing for washing machine and dishwasher, space for American style fridge/freezer, boiler cupboard housing the gas fired central heating boiler, radiator, double glazed window to the side with stained glass coloured top panel, additional hardwood framed window to the rear, panel and glazed door to the conservatory. Within the kitchen there is also access via a latched door to a useful stairs pantry with shelving, lighting and double glazed window to the side.

CONSERVATORY
14'9" x 9'9" (4.50 x 2.98)
Brick and double glazed construction with pitched roof incorporating ceiling fan with fitted blinds, laminate flooring and double glazed French doors opening out to the rear garden.

FIRST FLOOR LANDING
Double glazed unit with fitted blinds to the half landing space, doors to all bedrooms and bathroom, dado rail and loft access point via pull down ladders to a partially boarded, lit and insulated loft space.

BEDROOM ONE
12'0" x 11'6" (3.66 x 3.52)
Double glazed window to the front with coloured stained glass top panels, radiator, decorative ceiling rose, part wall panelling and picture rail.

BEDROOM TWO
12'4" x 11'6" (3.77 x 3.53)
Double glazed window to the rear, additional double glazed window to the front with stained glass top panels and radiator.

BEDROOM THREE
9'3" x 7'10" (2.82 x 2.41)
Double glazed window to the rear, radiator and airing cupboard housing hot water cylinder.

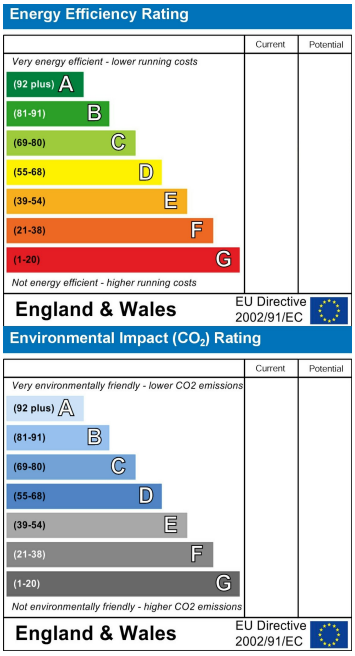
BATHROOM
5'10" x 5'3" (1.79 x 1.62)
Modern replaced three piece suite comprising bath with waterfall style mixer tap and handheld shower attachment, push flush WC and wash hand basin with mixer tap and storage drawer beneath. Fully tiled walls, double glazed window to the front with stained glass top panel, wall mounted mirror fronted bathroom cabinet and ladder towel radiator.

OUTSIDE TO THE FRONT
The front is approached by electrically operated remote controlled gates with block paved driveway providing ample off-street parking with matching gates and railing tops and access to the composite entrance door and down the side to the garage.

OUTSIDE TO THE REAR
The rear garden is enclosed by a mixture of fencing with concrete posts and gravel boards to the boundary lines and privet hedgerow. The garden comprises a good size paved seating entertaining space leading onto an L-shaped lawn section flanked with gravel borders, flowerbeds and to the foot of the plot a greenhouse and timber storage shed. There is side access leading back around to the front, personal access into the garage and external water supply and lighting points.

GARAGE
23'6" x 7'6" (7.18 x 2.31)
Up and over door to the front, power and lighting.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road proceed in the direction of Sandiacre over the bridge onto Station Road and to the traffic junction adjacent with Longmoor Lane. Take a right turn onto Town Street and proceed parallel with the canal as if heading in the direction of Stanton by Dale before taking a bend at the turn in the road onto Church Street and proceed around into Stanton Road. The property can then be found on the right hand side identified by our For Sale board. Ref. 7150NH.



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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