Robert Ellis

look no further. . .

Rushy Lane
Sandiacre, Nottingham NG10 5NN

A SPACIOUS & VERSATILE FOUR BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR RESIDENTIAL LOCATION.

Guide Price £550,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SPACIOUS AND VERSATILE FOUR BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND SOUGHT AFTER RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, utility, breakfast kitchen, living room, dining room and conservatory. The first floor landing then provides access to four bedrooms (the principal bedroom with en-suite facilities) and a family bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing, ample gated off-street parking, garage with power and lighting, as well as a generous enclosed rear garden with the added benefit of having a detached garden studio situated at the foot of the plot.

The property is located in this popular and established residential location within close proximity of excellent nearby schooling for all ages, good access to a vast array of nearby national and independent retailers in the neighbouring towns of Stapleford and Long Eaton. For those needing to commute, there are good transport links nearby such as the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

With all four bedrooms being of a generous size, we believe the property will make an ideal long term growing family home and we highly recommend an internal viewing.

HALLWAY
17'10" x 15'4" (5.44 x 4.68)
Composite and double glazed front entrance door with full height double glazed panel to the side of the door, turning staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage space, radiator, laminate flooring, router point, dado rail, alarm control panel, personal access door to the garage, as well as further internal doors leading through to the living room, WC, utility and kitchen.

WC
8'0" x 3'1" (2.46 x 0.94)
A two piece suite comprising low flush WC and wash hand basin, with tiling to dado height, double glazed window to the side, radiator, laminate flooring.

UTILITY
8'3" x 7'5" (2.53 x 2.27)
A contrasting range of fitted base and wall storage cupboards with worktop space and inset single sink unit with mixer tap and tiled splashbacks. Space for fridge/freezer, as well as plumbing for washing machine with tiled floor, radiator, coving, double glazed window to the side and adjacent uPVC panel and double glazed door providing access to outside.

KITCHEN
12'7" x 11'5" (3.85 x 3.50)
The kitchen comprises a matching range of base and wall storage cupboards and drawers, with granite work surfacing incorporating a one and a half bowl sink unit with inset central swan-neck style mixer tap and matching granite upstands, Range cooker with extractor unit over and double oven beneath, glass fronted crockery cupboards, double glazed window to the front, tiled flooring, Victorian style radiator, space for dining table and chairs, coving, spotlights, integrated dishwasher and fridge, panel and glazed doors leading back to the hallway and dining room.

LIVING ROOM
15'9" x 13'11" (4.82 x 4.25)
uPVC double glazed French doors opening out to the rear garden patio with full height double glazed windows to either side, additional double glazed window to the side, Adam-style fire surround incorporating marble insert and hearth with provision for gas fire, media points, coving, radiator, brushed oak wooden flooring. Internal double doors leading through to the dining room and further door leading back to the hallway.

DINING ROOM
11'3" x 10'5" (3.44 x 3.19)
Radiator, coving, brushed oak wooden flooring, two sets of French doors, one leading through to the living room and the other leading through to the conservatory, single panel and glazed door leading back through to the kitchen.

CONSERVATORY
13'7" x 8'10" (4.15 x 2.71)
Brick and double glazed construction with pitched and insulated roof, tiled floor, uPVC panel and double glazed French doors leading out to the rear garden with double glazed windows to both sides and the rear, exposed brickwork, power points. There is a bespoke storage unit with European Oak lids.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Double glazed windows to both sides letting in lots of natural light, radiator, decorative wood spindle balustrade. Loft access point to a lit, partially boarded and insulated loft space for storage purposes.

BEDROOM ONE
13'10" x 13'5" (4.23 x 4.11)
Double glazed window to the rear overlooking the rear garden, radiator. Door to en-suite.

EN-SUITE
7'8" x 3'10" (2.36 x 1.19)
Three piece suite comprising an enclosed shower cubicle with mains shower and sliding glass shower screen, wash hand basin, low flush WC. Tiling to dado height, double glazed window to the side, chrome ladder towel radiator, extractor fan, wall mounted bathroom cabinet.

BEDROOM TWO
16'5" x 14'9" (5.02 x 4.51)
Double glazed window to the front (with fitted blinds), sloping ceiling to either side, radiator.

BEDROOM THREE
12'9" x 11'8" (3.89 x 3.57)
Double glazed window to the rear, radiator, dado rail.

BEDROOM FOUR
12'6" x 10'6" (3.82 x 3.21)
Double glazed window to the front, radiator, picture rail.

BATHROOM
9'9" x 7'8" (2.98 x 2.36)
Modern four piece suite comprising tiled-in bath with mixer tap and handheld shower attachment, separate shower cubicle with decorative boarding and dual attachment mains shower with glass screen and curved shower door, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Tiling to dado height, tiling to the floor, chrome ladder towel radiator, extractor fan, shaver point, spotlights, double glazed window to the side.

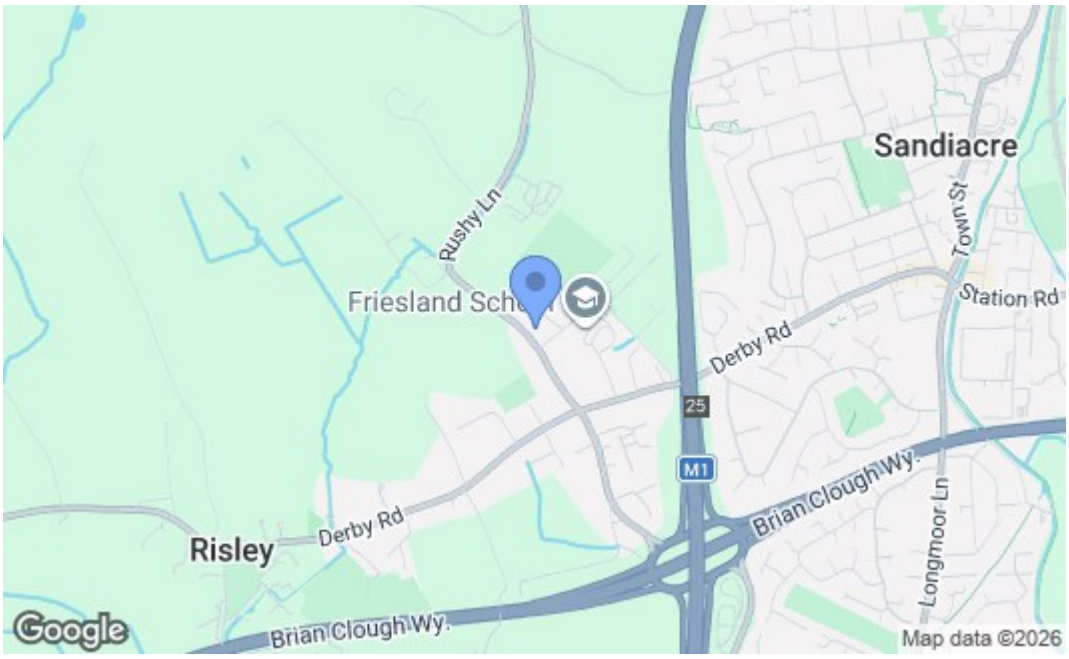
OUTSIDE
To the front, there is a spacious block paved driveway approached via double wrought iron gates set within decorative brick pillars and wall to the boundary line. The front garden has an array of planted borders housing a variety of bushes and shrubs, and also provides access to the garage with electric garage door, as well as pedestrian access leading down to the side and entrance door.

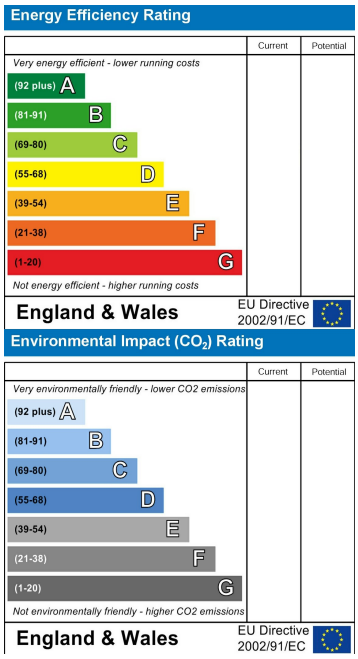
TO THE REAR
The rear garden is of a good overall size and proportion (ideal for families). The garden is split into various sections incorporating an initial paved patio seating area leading onto a generous garden lawn with various planted areas incorporating a wide variety of specimen bushes, shrubs, trees and plants. Within the garden there are decorative slate contrasting chippings, as well as a paved pathway providing access towards the foot of the plot where an additional lawn section can be found beyond a picket-style fence and walk-through pagoda. To the foot of the plot, there is an additional decked patio area and an adjacent timber storage shed. There is also access to the detached garden studio (constructed in 2016). Pedestrian access leads back to the front, as well as an external water tap and lighting point.

GARDEN STUDIO
11'5" x 8'2" (3.50 x 2.50)
Constructed in 2016 by Pro Workshop incorporating two double glazed windows to the front and uPVC double glazed entrance door to the side, with power and lighting points.

GARAGE
17'4" x 14'10" (5.29 x 4.54)
Electrically operated garage door, personal access door leading from the hallway, uPVC double glazed window to the side, wall mounted consumer box, 'Worcester' gas fired combination boiler (for central heating and hot water), wall mounted storage cabinets and shelving.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic lights, continue straight over onto Derby Road. Heading in the direction of Risley, continue up the hill and take a right at the traffic lights onto Rushy Lane. The property can be found on the right hand side, identified by our For Sale board.





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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