



**Derby Road**  
**Sandiacre, Nottingham NG10 5HL**

**£240,000 Freehold**



A THREE BEDROOM THREE STOREY SEMI DETACHED HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED THREE BEDROOM THREE STOREY SEMI DETACHED HOUSE TUCKED AWAY FROM THE MAIN ROAD ALONG A PRIVATE ACCESS ROAD TO JUST TWO PROPERTIES WITH AN EXTREMELY PRIVATE GARDEN SPACE AND OFF-STREET PARKING TO THE FRONT.

With accommodation over three floors, the ground floor comprises front living room, inner lobby, box bay side sitting/dining room, kitchen, utility room and bathroom. The first floor landing provides access to two bedroom and WC facility. A further staircase then rises to the top floor third bedroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking to the front comfortably for three vehicles, as well as an extremely private sunny aspect garden incorporating a useful shed and brick outbuilding with power and lighting.

The property sits favourably within close proximity of excellent nearby schooling for all ages, as well as easy access to excellent transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is easy access to nearby shops, services and amenities in the neighbouring towns of Stapleford, Long Eaton and Ilkeston.

We believe this property will make an ideal family home and we highly recommend an internal viewing.



## LOUNGE

12'0" x 11'1" (3.67 x 3.38)

Composite and double glazed front entrance door, double glazed window to the front, radiator, coving, media and router points, central chimney breast incorporating a decorative Adam-style fire surround with log effect inset fire set on a granite hearth.

## INNER LOBBY

3'3" x 3'1" (1.01 x 0.95)

## SITTING/DINING ROOM

15'6" into bay x 12'0" (4.73 into bay x 3.67)

Walk-in double glazed box bay window to the side, additional double glazed side window, radiator, laminate flooring, coving, decorative panelling to the central chimney breast, door with turning staircase rising to the first floor, useful understairs storage cabinet with lighting.

## KITCHEN

12'8" x 10'7" (3.87 x 3.23)

Matching range of fitted base and wall storage cupboards, with Belfast sink unit with central swan-neck mixer tap and tiled splashbacks, space for gas cooker with extractor canopy over, double glazed window to the side, radiator, spotlights, laminate flooring, uPVC panel and double glazed door to the garden.

## UTILITY ROOM

7'2" x 4'2" (2.19 x 1.28)

Wall mounted storage cupboards, laminate square edge butcher's block effect work surfacing with space and plumbing for washing machine and dishwasher. Radiator, spotlights, laminate flooring, door to bathroom and further panel and glazed door leading back into the kitchen.

## BATHROOM

9'4" x 6'11" (2.85 x 2.11)

Four piece suite comprising freestanding bathtub with claw feet, Victorian style mixer tap and handheld shower attachment, separate tiled shower cubicle with mains multi-jet shower system with additional handheld shower attachment, wash hand basin, Victorian style high flush WC. Tiling to the floor, double glazed window to the side, spotlights, extractor fan.

## FIRST FLOOR LANDING

Double glazed window to the side, overlooking the garden space, radiator, doors to bedrooms one, two and WC,

further panel and glazed door with turning staircase rising to the loft/bedroom three.

## BEDROOM ONE

12'0" x 11'1" (3.67 x 3.38)

Double glazed window to the front, radiator, coving.

## BEDROOM TWO

9'4" x 9'2" (2.85 x 2.80)

Double glazed window to the rear, radiator, coving, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes with additional shelving and hanging rail, decorative part wall panelling.

## WC

6'2" x 2'9" (1.90 x 0.85)

White two piece suite comprising low flush WC and wash hand basin with tiled splashbacks. Coving, mains lighting point.

## TOP FLOOR LOFT/BEDROOM THREE

17'4" max x 11'11" (5.30 max x 3.65)

Double glazed window to the side, spotlights, radiator, useful eaves storage space. Decorative wooden and glass balustrade with staircase leading back down to the first floor landing.

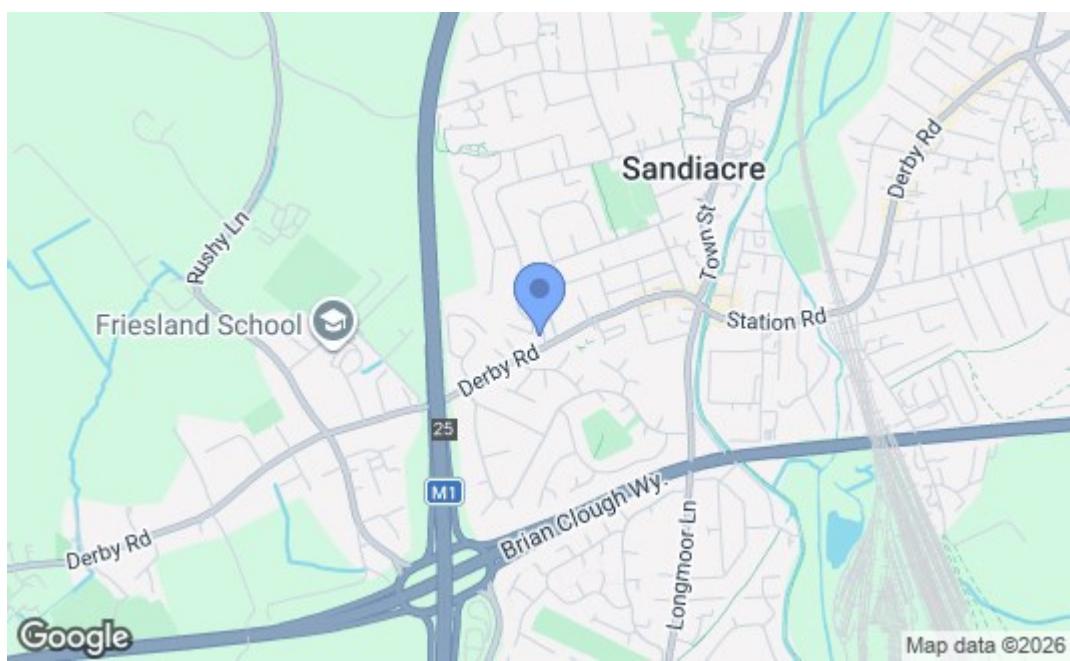
## OUTSIDE

To the front of the property there is a block paved front driveway providing off-street parking for three vehicles, access to the front entrance door, external lighting point, pedestrian gated access leading into the private garden to the side. The garden is split into various sections incorporating two raised decked entertaining spaces flanked by a central lawn with block paving providing pedestrian access into the rear kitchen door, as well as to the brick outbuilding. Within the garden there are lighting points, useful storage shed and a brick outbuilding with sloping tiled roof benefitting from power and lighting.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre and continue to the Sandiacre traffic lights. Straight over onto Derby Road and proceed up the hill in the direction of Risley. The property can then be found along a private access road on the right hand side leading to the two semi detached houses to which Number 123a is the second along the road.





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		
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.