Robert Ellis

look no further. . .

Cedar Close

Sandiacre, Nottingham NG10 5DZ

A SURPRISINGLY SPACIOUS THREE BEDROOM DETACHED HOUSE.

Offers Over £325,000 Freehold

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A first glance is not nearly enough to appreciate this surprisingly spacious three bedroom detached family home located in a small no-through road of four properties.

Extended to the ground floor, spacious and adaptable living accommodation, great for growing families. For example there is a generous front reception room which could be put to many uses and great as a family playroom or for those looking to work from home. It could be used as an occasional fourth bedroom as there is a useful shower room/WC also on the ground floor. The rear reception room has been extended to provide for a living dining room which also has a conservatory beyond enjoying aspects over the rear garden.

Further features include a modern fully fitted kitchen with feature range-style cooker and useful utility room. This well presented property benefits from double glazing, gas fired central heating and solar panelling giving cheaper electricity and also the benefit of the Government Feed-In Tariff that will be passed to the new owner. Thus making this a very energy efficient home.

An open forecourt provides ample off-street parking and there is an EV charging point. The rear garden is of generous size and offers privacy, mainly laid to lawn with patios and a summerhouse. There is a secure gate leading to St Giles' Park.

Tucked away from the hustle and bustle of everyday life on this small no-through road, yet conveniently situated within the heart of Sandiacre, close to local schools and open space, as well as St Giles' Park, Stoney Clouds Nature Reserve is a short walk away. For those wishing to commute, the A52 and Junction 25 of the M1 motorway is less than 10 mins away.

Only upon viewing this property internally can the accommodation be fully appreciated.

ENTRANCE HALL
Accessed from a side double glazed front entrance door, tiled floor, useful built-in store cupboard, stairs to the first floor. Doors to lounge/diner and kitchen.

LOUNGE/DINER
20'11" x 18'0" (6.4 x 5.49)
A spacious room with 4 radiators, double glazed windows to the side and rear, double glazed French doors open to the conservatory.

CONSERVATORY
13'10" x 9'8" (4.24 x 2.95)
Two radiators, tiled flooring, double glazed windows, remote control ceiling fan and electrically operated roof light, double glazed French doors opening to the rear garden.

KITCHEN
13'5" x 9'2" (4.11 x 2.8)
Incorporating a comprehensive fitted range of contemporary wall, base and drawer units with contrasting work surfacing and inset composite single bowl sink unit with single drainer. Feature Rangemaster gas/electric range-style cooker with extractor hood over. Radiator, double glazed window to the front, partially open to lobby.

LOBBY
7'4" x 6'2" (2.26 x 1.9)
Providing a useful utility area with eye level units, larder cupboard and space for American-style fridge/freezer with cupboard over and space for chest freezer with cupboard over. Door to front reception room and door to utility room.

FRONT RECEPTION ROOM
13'10" x 8'7" (4.24 x 2.64)
A versatile room, currently used as a formal dining room but could equally be used as a family room/playroom/home office or occasional fourth bedroom (great for when visitors come to stay). Radiator, double glazed bow window to the front, double glazed door to the front.

UTILITY ROOM
7'4" x 2'11" (2.26 x 0.9)
Belfast sink unit with cupboard under, space and plumbing for washing machine and tumble dryer. Door to shower room.

SHOWER ROOM
5'4" x 4'5" (1.65 x 1.35)
Wash hand basin with vanity unit, low flush WC and shower cubicle. Radiator, partially tiled walls.

FIRST FLOOR LANDING
Double glazed window, radiator, loft hatch and cupboard housing gas boiler (for central heating and hot water).

BEDROOM ONE
12'9" x 9'4" (3.9 x 2.87)
Fitted bedroom furniture including wardrobes, dressing table and drawers, radiator, double glazed window (enjoying views over the garden and St Giles Park beyond).

BEDROOM TWO
12'9" x 8'2" (3.9 x 2.51)
Radiator, ceiling light with fan and remote control, double glazed window to the rear.

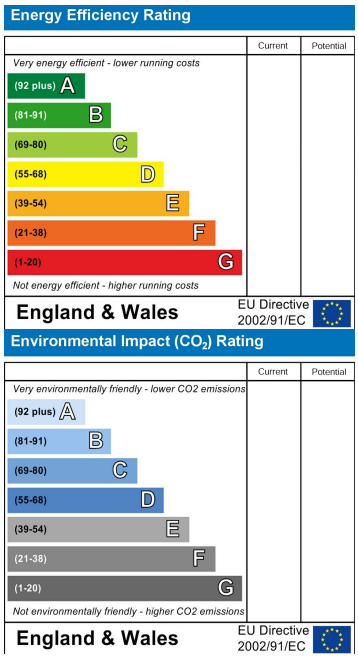
BEDROOM THREE
9'2" x 9'2" (2.8 x 2.8)
Radiator, built-in cupboard, ceiling light and fan with remote control. Double glazed window to the front.

FAMILY BATHROOM
9'2" x 5'6" (2.8 x 1.68)
Three piece suite comprising wash hand basin, low flush WC and bath with shower over. Separate shower cubicle. Built-in store cupboard, radiator, double glazed window.

SEPARATE WC
6'10" x 3'4" (2.1 x 1.02)
A useful addition for busy families, with wash hand basin with storage cupboard under and low flush WC. Double glazed window.

OUTSIDE
To the front there is an open forecourt providing parking for several vehicles. There is gated access at the side of the house leading to the front door and rear garden. The rear garden is a generous size and offers privacy. Laid to lawn and great for families with patio area, summerhouse/cabin and garden shed. Gated access to St Giles' Park.

DIRECTIONAL NOTE
From the A52/Junction 25 of the M1 motorway, proceed towards Sandiacre on Bostocks Lane. At the Risley traffic light crossroads, continue straight over onto Rushy Lane, follow the signs to Stanton by Dale. Continue on Rushy Lane, bearing right and follow the road before turning right onto Stanton Road (signposted Sandiacre). Follow the road down and with Cloudside School on your right, look for and turn left onto Cedar Close, where the property can be found on the right hand side. Ref: 7966PS



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.