



**Arundel Close  
Sandiacre, Nottingham NG10 5PG**

**£325,000 Freehold**

AN ADAPTED SPACIOUS BRIGHT & AIRY  
DOUBLE FRONTED THREE BEDROOM  
DETACHED FAMILY HOUSE SITUATED IN  
THIS POPULAR CUL DE SAC LOCATION.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS ADAPTED SPACIOUS BRIGHT AND AIRY DOUBLE FRONTED THREE BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED QUIET RESIDENTIAL CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, living room, dining room, kitchen, utility room and sitting room/office. The first floor landing then provides access to three bedrooms and a family bathroom.

The property also benefits from gas fired central heating from combination boiler (fitted approximately 7 years ago), uPVC double glazing (the windows and doors replaced approximately 4 years ago), updated soffits and fascias (2008), updated RCD electrical unit (2008), cavity wall insulation (2005).

The property is situated favourably within close proximity of excellent nearby schooling and shopping facilities in the nearby towns. There is also easy access to walking routes and open countryside. For those needing to commute, there are good transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property would make an family home. We highly recommend an internal viewing.



## ENTRANCE HALL

Composite and double glazed front entrance door, radiator, staircase rising to the first floor, laminate flooring. Doors to living room and WC.

## WC

4'0" x 2'8" (1.24 x 0.82)

Push flush WC, wash hand basin, tiled walls to dado height, double glazed window to the front (with fitted roller blind), radiator, tiled floor.

## LOUNGE

16'11" x 14'3" (5.16 x 4.35)

Double glazed box bay window to the front (with fitted blinds), radiator, coving, media points, laminate flooring, feature brick and tiled fireplace incorporating electric fire. Archway through to the dining room.

## DINING ROOM

9'11" x 8'9" (3.04 x 2.67)

Sliding double glazed patio doors opening out to the rear garden, matching to the living room laminate flooring, vertical radiator, coving, archway back through to the living room. Door to kitchen.

## KITCHEN

9'7" x 8'5" (2.93 x 2.57)

Equipped with a matching range of fitted base and wall storage cupboards with marble effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted five ring gas hob with extractor over and double oven beneath, double glazed window to the rear (with fitted roller blind), radiator, tiled floor, useful understairs pantry cupboard, plumbing for dishwasher, corner display shelving, glass fronted crockery cupboards, opening through to the utility room.

## UTILITY ROOM

10'0" x 7'6" (3.06 x 2.31)

Matching to the kitchen range of fitted base and wall storage cupboards with marble effect roll top work surfaces incorporating single sink and draining board with central swan-neck mixer tap and tiled splashbacks. Plumbing for washing machine and space for an American-style fridge/freezer, wall mounted 'Worcester Bosch' gas fired combination boiler for central heating and hot water purposes, tiled floor, space for under-counter tumble dryer, double glazed window to the rear (with fitted blinds), uPVC panel and double glazed exit door to outside, tiled splashbacks and door to sitting room/office.

## SITTING ROOM/OFFICE

17'0" x 7'7" (5.19 x 2.32)

Double glazed window to the front, radiator, loft access point.

## FIRST FLOOR LANDING

Double glazed window to the side (with fitted roller blind), radiator with attached towel rail, open spindle decorative balustrade, useful storage cupboard with shelving. Doors to all bedrooms and bathroom.

## BEDROOM ONE

10'8" x 10'5" (3.27 x 3.18)

Double glazed window to the rear (with fitted blinds) overlooking the rear garden, radiator, coving, fully fitted mirror fronted sliding door wardrobes.

## BEDROOM TWO

10'11" x 10'8" (3.34 x 3.27)

Double glazed window to the front, radiator, TV point.

## BEDROOM THREE

8'1" x 6'11" (2.47 x 2.13)

Double glazed window to the front (with fitted blinds), radiator, useful fitted overstairs full height wardrobe space with shelving and hanging rail.

## BATHROOM

6'5" x 6'4" (1.97 x 1.95)

Three piece suite comprising panel bath with mains ran shower over, wash hand basin, push flush WC. Fully tiled walls and floor, double glazed window to the rear, chrome ladder towel radiator, LED spotlights, extractor fan.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a presscrete designed driveway providing off-street parking with decorative slate chippings to the boundary line, planted flowerbed housing a variety of bushes and shrubbery, access to the front entrance door, pedestrian access leading down the side of the property to the rear garden.

## TO THE REAR

The rear garden is enclosed by timber fencing to the boundary line with an initial artificial lawn section leading onto a further grass area with gravel borders to either side housing a variety of bushes and shrubbery. To the rear of the plot there is a circular paved patio area, making the most of the moving sun through the day with decorative slate chippings surround the patio area. Within the garden there is an external water tap and lighting point, useful outside store with power, lighting and insulated walls. Pedestrian access then leads back to the front.

## DIRECTIONAL NOTE

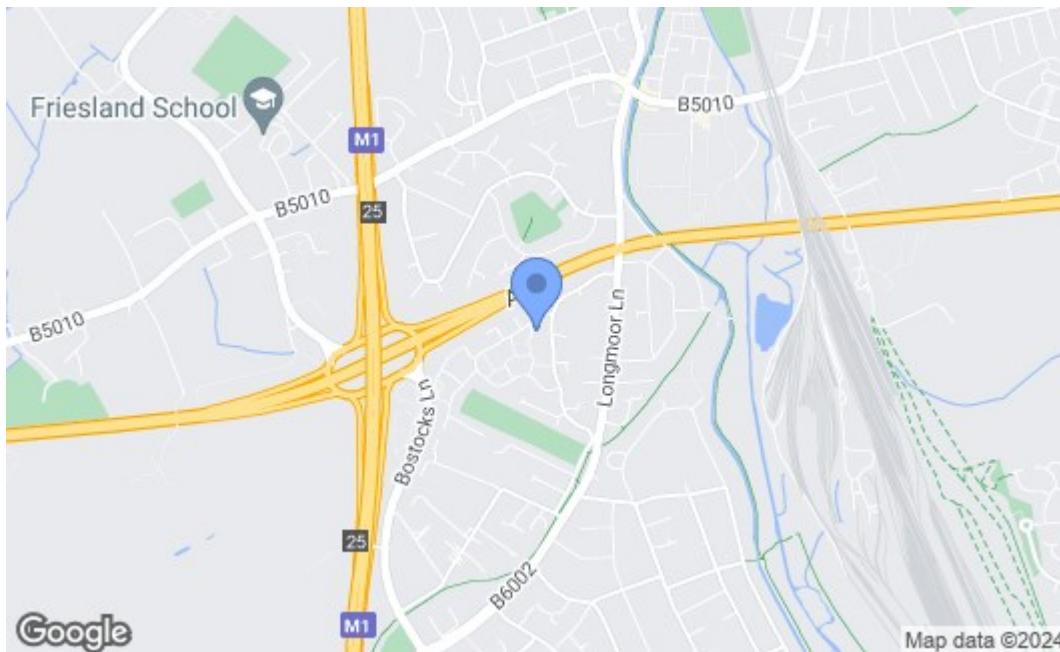
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction, turn left onto Longmoor Lane and proceed in the direction of Long Eaton. Look for and take an eventual right hand turn onto Sandringham Road and at the bend in the road, turn right onto Kensington Road. Take the first left into the cul de sac of Arundel Close and the property can be found on the left hand side, identified by our For Sale board.

## AGENTS NOTE

It is understood that the boiler was upgraded approximately 7 years ago, the windows and doors approximately 4 years ago, the RCD unit approximately 2008 along with the soffits, fascias and cavity wall insulation.



Robert Ellis  
ESTATE AGENTS



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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.