Robert Ellis

look no further. . .

Hayworth Road
Sandiacre, Nottingham NG10 5LL

A THREE BEDROOM SEMI DETACHED HOUSE.

£200,000 Leasehold

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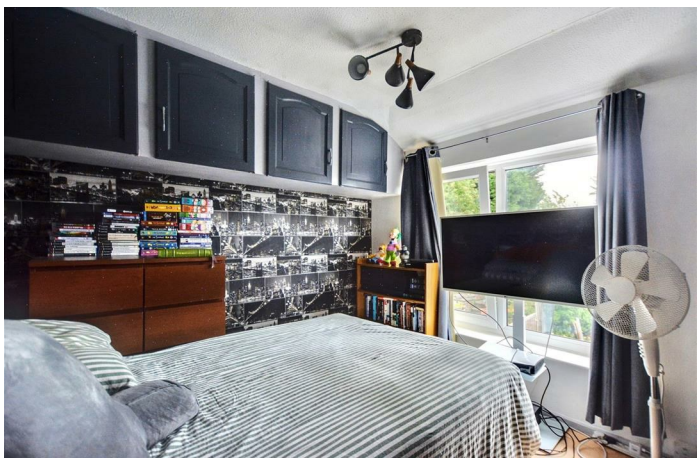
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, spacious living room and full width dining kitchen. The first floor landing then provides access to three bedrooms and a modern three piece bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking and generous garden space to the rear.

The property is situated within close proximity of excellent nearby 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. There is also easy access to nearby schooling for all ages and open countryside, as well as a vast array of shopping facilities situated in the nearby towns of Stapleford and Long Eaton.

We believe the property will make an ideal first time buy or young family home and we highly recommend an internal viewing.



HALL
12'2" x 5'5" (3.71 x 1.66)
Composite and double glazed front entrance door from the driveway, staircase rising to the first floor, useful understairs storage cupboard, radiator, wooden flooring, cloaks cupboard with shelving and hanging rail. Doors to the kitchen and living room.

LIVING ROOM
13'1" x 9'6" (4.00 x 2.92)
Wooden flooring (matching the kitchen and hall), double glazed window to the front, radiator, media point, wall light points, decorative coving, Adam-style fire surround with decorative insert and hearth housing a coal effect fire.

DINING KITCHEN
15'4" x 8'3" (4.69 x 2.53)
The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with granite style roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes, in-built fridge and freezer, wooden flooring (matching the hallway), space for dining table and chairs, radiator, double glazed window to the rear looking through to the rear garden (with fitted roller blind), uPVC panel and double glazed French doors providing access to the garden space. Panel and glazed double doors then lead through to the living room.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom.

BEDROOM ONE
12'9" x 9'7" (3.91 x 2.94)
Double glazed window to the front offering fantastic far reaching views over the surrounding area, radiator, exposed floorboards.

BEDROOM TWO
9'11" x 8'8" (3.03 x 2.65)
Double glazed window to the rear overlooking the rear garden, radiator, laminate flooring, range of fitted bedroom furniture including wardrobes and overhead storage cupboards.

BEDROOM THREE
9'3" x 5'8" (2.82 x 1.75)
Double glazed window to the front, radiator, loft access point to an insulated loft space and useful overstairs storage cupboard with shelving.

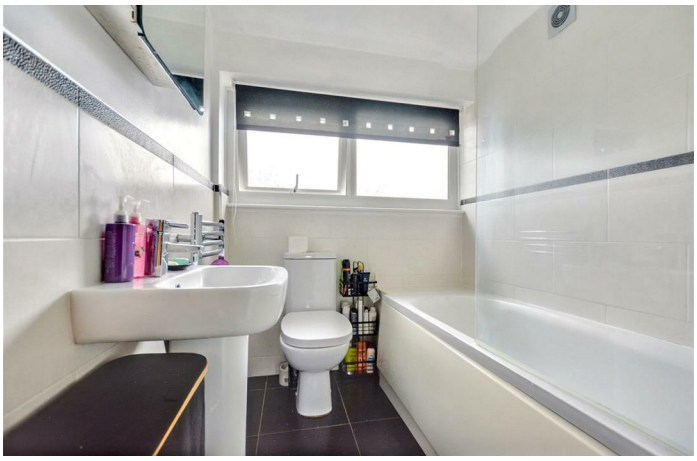
BATHROOM
6'7" x 5'4" (2.02 x 1.63)
Three piece suite comprising panel bath with glass screen, mixer tap and mains shower over, push flush WC, wash hand basin with mixer tap. Tiling to walls and floor, wall mounted bathroom cabinet, chrome ladder towel radiator, double glazed window to the rear (with fitted roller blind), spotlights, extractor fan.

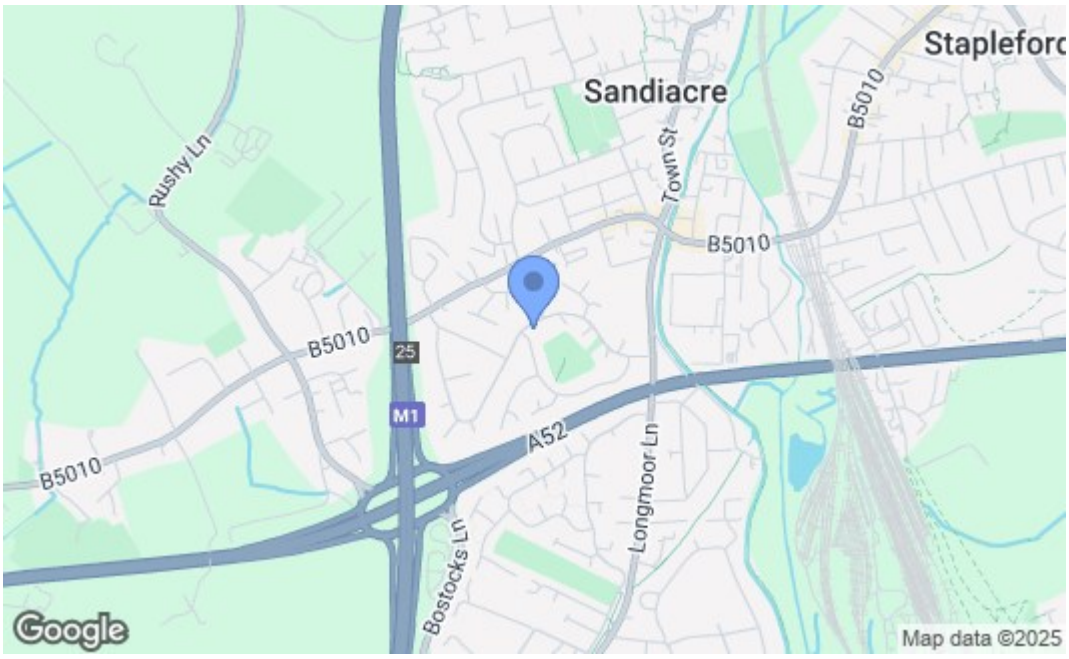
OUTSIDE
To the front of the property there is a lowered kerb entry point to a front double width driveway providing off-street parking, there is access down the right hand side of the property through a pedestrian gate into the rear garden.

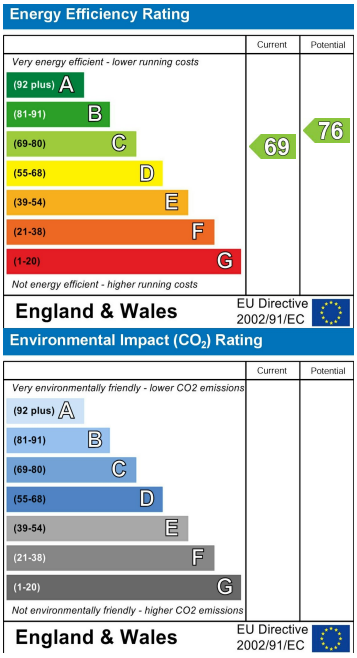
TO THE REAR
The rear garden is of a good overall proportion, ideal for families being split into various sections, with an initial crazy paved patio area (ideal for entertaining), decking steps lead up to a good size covered garden seating area with deck boards and open pillared posts making the most of the view into the garden. Beyond the initial patio there is a raised and planted tiered rockery garden housing a variety of bushes and shrubbery. This then opens out to an "L" shaped garden lawn to the foot of the plot which is enclosed by timber fencing with further bushes and shrubbery to the boundary lines. Within the garden there is an external water tap and lighting points.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At Sandiacre traffic lights, turn left onto Longmoor Lane and proceed in the direction of Long Eaton, before taking a right hand turn onto Hayworth Road. Continue and follow the bend in the road and the property can be found on the left hand side, identified by our For Sale board.

AGENTS NOTE
It is understood that the property is held on a leasehold term of 999 years from 21st June 1961, with a £25 per annum ground rent paid in 2 x 6 monthly instalments of £12.50 in June and December. We ask that you confirm this information with your solicitor prior to completion.







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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