Robert Ellis

look no further...

Stanton Road
Sandiacre, Nottingham NG10 5EP

A THREE BEDROOM DETACHED FAMILY HOUSE WITH PLANNING PERMISSION.

Guide Price £399,950 Freehold

A rare and exciting opportunity has arisen to purchase a traditional three bedroom detached family house situated on a garden plot of just over a quarter of an acre.

This well presented property comes to the market in a ready to move into condition and enjoys beautifully presented and expansive rear gardens. Towards the end of these gardens, the Vendor has recently sought and had granted outline planning consent for a four bedroom dwelling house with access from Poplar Avenue to the rear. The gardens offer fantastic scope for redevelopment, whilst retaining a good proportion of the garden.

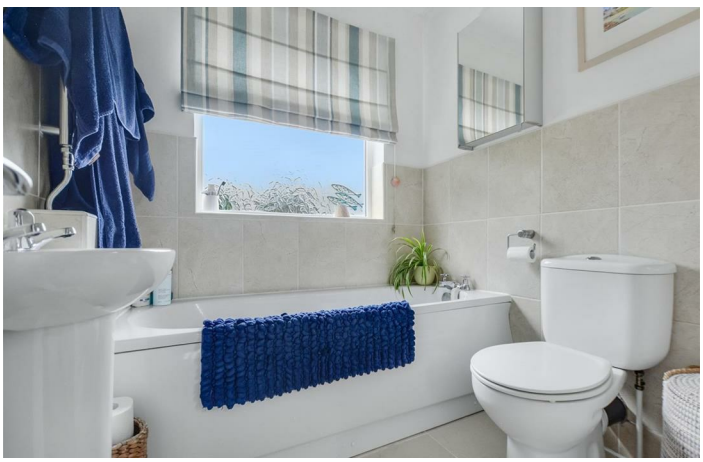
This opportunity would suit self builders, property developers and possibly those looking to create a self contained dwelling annex for extended family purposes. Having said that, a buyer may just wish to enjoy forever more the simply splendid rear gardens which the current owners have tended to over the years to provide expansive lawns, well tended colourful bedding, fruit trees and a summerhouse at the foot of the plot which enjoys views back down the garden.

The property is set back from Stanton Road in an elevated position with a front garden and driveway providing off-street parking for several vehicles. This leads to an attached garage. The garage is currently used as a workshop, beyond which is a passageway leading to the rear garden where there is a covered hot tub area which includes a shower and sink.

The house is centrally heated and double glazed, with the accommodation comprising entrance porch leading to the hallway, useful cloakroom/WC, lounge to the front which has bi-fold doors opening to the open plan family dining kitchen. To the first floor, the landing provides access to three bedrooms and family bathroom.

The property is situated within the original village of Sandiacre which is now a small town and is close to open countryside. There are footpaths leading to the nearby Derbyshire villages of Stanton by Dale, Dale Abbey and Risley. Far from being isolated, the property is a short walk to the Cloudside Junior School and Friesland School for those over the age of 11. A short drive away is Junction 25 of the M1 motorway, as well as the A52 which links Nottingham and Derby.

The house has scope and potential to extend (subject to the necessary permissions, etc.). The property and gardens lend itself to a variety of buyers and both can only be fully appreciated when viewed.



ENTRANCE PORCH
Double glazed window and entrance door. Fitted cupboard. Double glazed window and composite door leading to the hallway.

HALLWAY
Oak wood flooring, stairs to the first floor with understairs store cupboard.

CLOAKS/WC
Housing a two piece suite comprising wash hand basin and low flush WC.

LIVING ROOM
12'10" x 11'7" (3.93 x 3.55)
Two radiators, gas fire, double glazed bay window to the front, glazed oak bi-fold doors opening to the dining kitchen.

DINING KITCHEN
12'10" reducing to 8'9" x 17'10" (3.93 reducing to 2.67 x 5.46)
The living dining area has an inset cast iron log burner, double glazed Patio doors to the rear. The kitchen area comprises a fitted range of wall, base and drawer units, with work surfacing and inset single bowl sink unit with single drainer, built-in electric oven, hob and extractor hood over, plumbing for dishwasher and appliance space. Double glazed window to the rear.

FIRST FLOOR LANDING
Double glazed windows, doors to bedrooms and bathroom.

BEDROOM ONE
16'7" into bay x 11'1" (5.06 into bay x 3.40)
Built in closet, radiator, double glazed bay window to the front.

BEDROOM TWO
11'8" x 10'0" (3.57 x 3.06)
Built-in airing cupboard with wall mounted gas boiler and hot water cylinder. Radiator, double glazed window to the rear.

BEDROOM THREE
9'1" reducing to 6'7" x 6'10" (2.77 reducing to 2.03 x 2.10)
Loft hatch, radiator, double glazed window to the front.

FAMILY BATHROOM
Four piece suite comprising wash hand basin, low flush WC, bath and shower cubicle. Heated towel rail, two double glazed windows.

OUTSIDE
The property is set back from the road in an elevated position with a deep frontage and garden area with a variety of trees and shrubs. The driveway and forecourt provides parking for up to four vehicles, as well as access to the garage. Beyond the rear elevation is a patio area and also a covered hot tub and seating area with light and power, washing facilities (ideal for dogs and boots) with a large ceramic sink and electric shower. A door leads to a side passageway which gives access to a gardener's WC, laundry room with plumbing for washing machine and access to the garage. The main gardens offer a variety of themed areas with expansive lawns, flanked with colourful flower and shrub beds, there are ornamental trees, two patio areas, as well as gravel seating areas, pathway meandering through the garden with rose arch. Towards the foot of the garden there is a variety of fruit trees including apple and pear, two greenhouses and an attractive summerhouse with light and power.

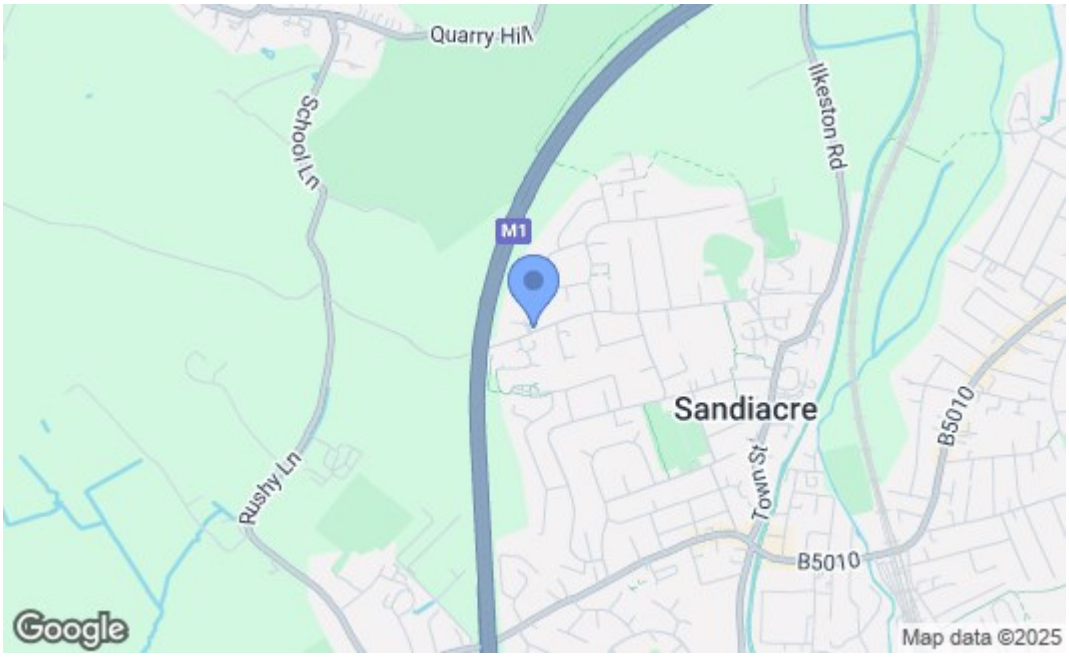
GARAGE
16'4" x 11'3" (5 x 3.44)
Light and power - currently used as a workshop and storage area. There is a tiered floor therefore not necessarily suitable for housing a car.

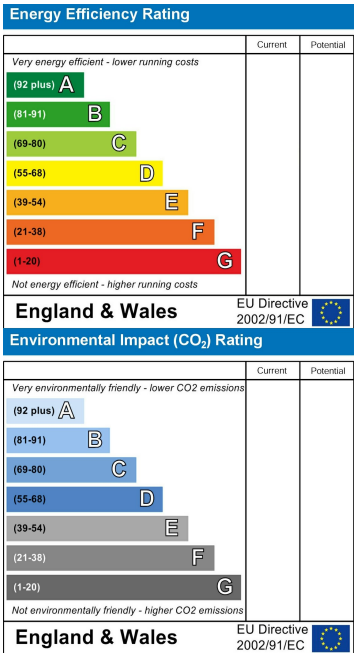
PLANNING PERMISSION
The current owners have recently sought and have granted outlined planning consent for a new detached three storey, 4 bedroom dwelling to the foot of the garden plot. The application reference is ERE/0425/0038 and was granted on 25th June 2025.

A new vehicle access is required from Poplar Avenue in order to provide for off-street parking and access to the site.

The new dwelling will offer approximately 130sqm of internal space, arranged over three floors, with up to four bedrooms, as well as an integral garage. The design will be similar and in-keeping with other more recently built dwellings seen on this section of Poplar Avenue.

Further information and documentation is available upon request, or can be downloaded from the Planning Section on Erewash Borough Council's website.





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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