Robert Ellis

look no further. . .

Derby Road
Sandiacre, Nottingham NG10 5HL

A TRADITIONAL BAY FRONTED VICTORIAN THREE BEDROOM SEMI DETACHED HOUSE.

£249,995 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS TRADITIONAL BAY FRONTED THREE BEDROOM SEMI DETACHED VICTORIAN HOUSE SITUATED IIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION HAVING UNDERGONE A PROGRAM RENOVATIONS THROUGHOUT OVER THE COURSE OF THE LAST 12-18 MONTHS.

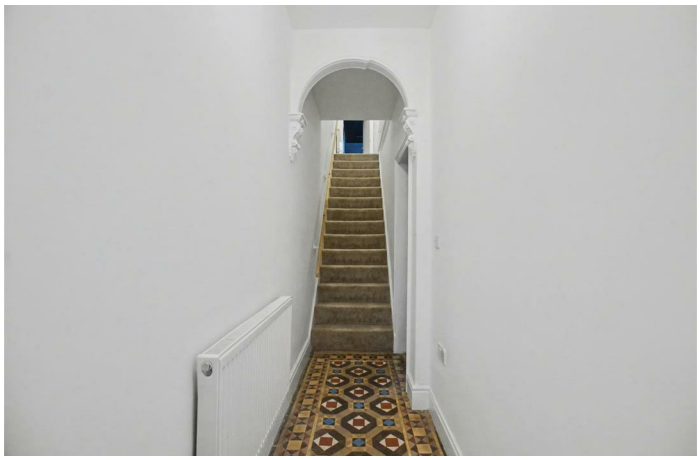
With accommodation over two floors, the ground floor comprises of an entrance porch leading through to an entrance hall, bay fronted living room, dining room, kitchen and ground floor WC. The first floor landing then provides access to three bedrooms and bathroom.

The property also benefits from double glazing, enclosed rear garden, gas fired central heating from a combination boiler and two ground floor reception rooms.

The property is conveniently located within close proximity of excellent nearby schooling for all ages, good transport links such as the i4 bus route, A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to an array of nearby outdoor countryside, as well as shops, services and amenities in Sandiacre and the neighbouring towns of Stapleford and Long Eaton.

We highly recommend an internal viewing to appreciate the recent renovation works undertaken throughout.



ENTRANCE PORCH
Composite and double glazed front entrance door set within a decorative archway with feature tiled floor, exposed brickwork and original panel and stained glass entrance door through to the hallway.

ENTRANCE HALL
12'2" x 3'4" (3.71 x 1.02)
Staircase rising to the first floor, decorative moulded archway, radiator, feature tiled flooring, door through to the dining room.

DINING ROOM
12'7" x 12'5" (3.84 x 3.81)
Central exposed brick chimney breast with open tiled hearth, radiator, double glazed window to the rear, ample space for dining table and chairs, door leading through to the kitchen, laminate flooring, opening through to the living room.

LIVING ROOM
14'11" x 12'2" (4.56 x 3.72)
Double glazed bay window to the front, decorative coving, radiator, media points, central chimney breast incorporating floating mantel piece, tiled hearth and inset log burning stove.

BREAKFAST KITCHEN
16'5" x 10'1" (5.01 x 3.09)
The kitchen comprises a recently fitted matching range of base and wall storage cupboards and drawers, with marble effect square edge work surfacing incorporating single sink with central swan-neck mixer tap and decorative tile splashbacks, fitted four ring induction hob with extractor over, in-built eye level electric oven, space and plumbing for the washing machine, integrated dishwasher, space for full height fridge/freezer, double glazed windows to the side, radiator, tiled floor, spotlights, exit door to the garden, useful understairs storage pantry, further door to the ground floor WC.

WC
9'10" x 2'7" (3.01 x 0.81)
Modern white two piece suite comprising hidden cistern push flush WC and wash hand basin with mixer tap, tiled splashbacks and storage cabinet beneath. Decorative panelling, chrome heated ladder towel radiator, tiled floor to match the kitchen, extractor fan, wall mounted gas fired combination boiler for central heating and hot water purposes.

FIRST FLOOR LANDING
Decorative wood spindle balustrade, contrasting oak top to match the handrail, radiator, oak panel doors to all bedrooms and bathroom, original fitted storage cupboard and loft access point.

BEDROOM ONE
16'0" x 12'3" (4.88 x 3.74)
Three double glazed windows to the front (with fitted blinds), radiator.

BEDROOM TWO
12'2" x 9'8" (3.73 x 2.96)
Double glazed window to the rear, radiator.

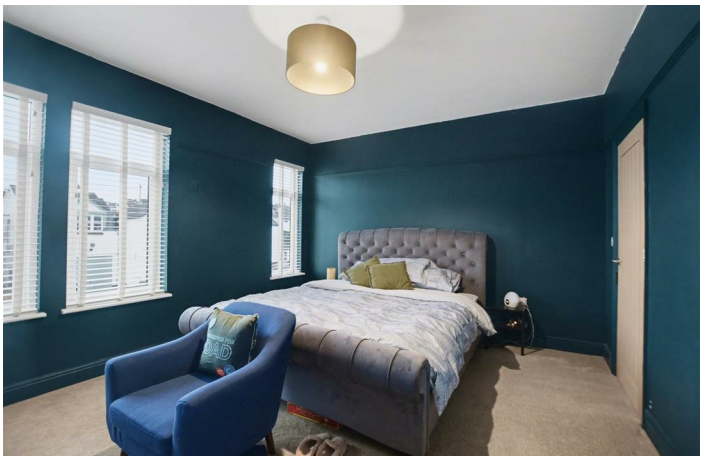
BEDROOM THREE
12'4" x 10'1" (3.78 x 3.08)
Double glazed window to the rear, radiator.

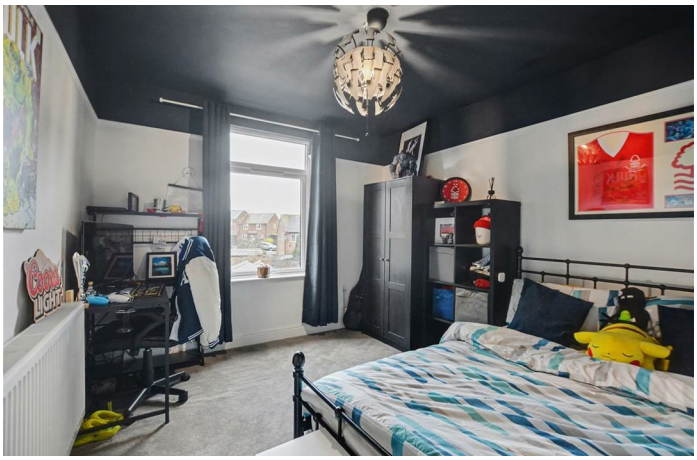
BATHROOM
6'7" x 5'6" (2.02 x 1.68)
Modern white three piece suite comprising panel bath with glass shower screen, mixer tap and mains dual head shower attachment over, hidden cistern push flush WC, wash hand basin with mixer tap, tiled splashbacks and double storage cabinet beneath. Decorative exposed brickwork to one wall, tiled splashbacks, double glazed window, tiled flooring, extractor fan, radiator.

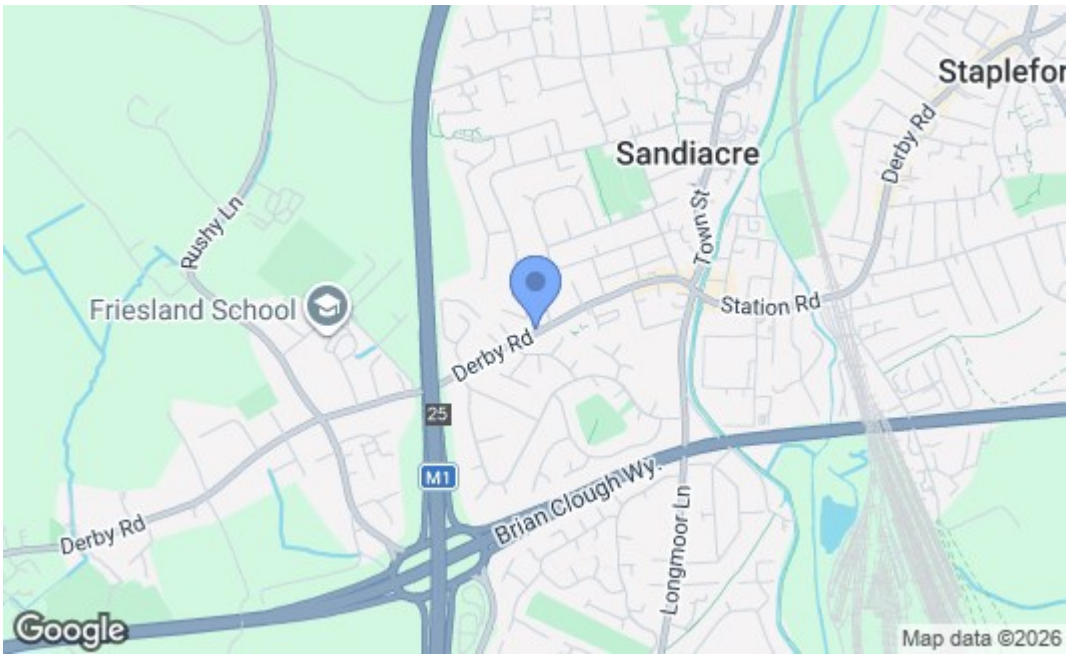
OUTSIDE
To the front of the property there is pedestrian gate and pathway which provide access to the front entrance door and down the right hand side of the property. Front garden housing a variety of bushes and shrubbery, as well as a front brick boundary wall.

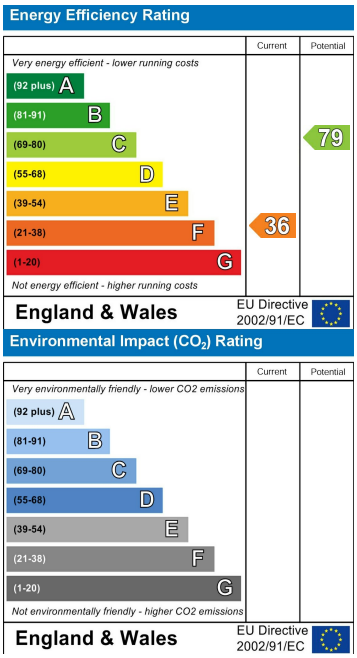
TO THE REAR
The rear garden is enclosed by brick wall to the boundary line with decorative coping stones with an initial paved patio seating area (ideal for entertaining). This leads onto a predominantly gravel stone rear garden with decorative blockwork and paving housing a variety of mature bushes and shrubbery with raised beds. Within the garden there is an external lighting point and water tap, as well as an external WC housing a working low flush WC. Within the garden there is a garden shed.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of the Sandiacre, crossing the bridge onto Station Road. At the traffic lights, continue straight ahead and proceed up the hill in the direction of Risley. The property can then be found on the right hand side, identified by our For Sale board.









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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