



Netherfield Road  
Sandiacre, Nottingham NG10 5LP

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**£225,000 Leasehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN FOR THE FIRST TIME SINCE CONSTRUCTION IN THE EARLY 1960'S, THIS THREE BEDROOM SEMI DETACHED HOUSE LOCATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises an entrance hall, living room, dining area and kitchen. The first floor landing then provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, front and rear gardens.

The property is located within easy access of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland schools, there is also easy access to the nearby shops and services in the nearby town centres of Stapleford and Long Eaton. For those needing to commute, there are good transport links nearby such as the A52 for Nottingham and Derby, i4 bus route, Nottingham electric tram terminus and Junction 25 of the M11 motorway.

We believe that the property would make an ideal first time buy or young family home. We highly recommend an internal viewing.



## ENTRANCE HALLWAY

10'11" x 5'11" (3.35 x 1.82)

uPVC panel and double glazed front entrance door, staircase rising to the first floor with useful understairs storage space, radiator, archway through to the kitchen, door to lounge.

## LOUNGE

15'8" x 11'2" (4.78 x 3.41)

Double glazed bow window to the front with fitted blinds, radiator, media points, wall light points, decorative brick fireplace with media shelving and mantelpiece, archway opening through to the dining area.

## DINING AREA

9'4" x 8'11" (2.87 x 2.73)

Double glazed window to the rear with fitted blinds, radiator, serving hatch to kitchen.

## KITCHEN

12'5" x 8'5" (3.79 x 2.58)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter-level one and a half bowl sink units with draining board and mixer tap. Fitted counter-level four ring hob with extractor over and oven beneath. Space for under-counter fridge, freezer and plumbing for under-counter washing machine and slimline dishwasher. Double glazed windows to the side and rear, both with fitted blinds. uPVC panel and double glazed exit door to the garden, tiled splashbacks, tiled floor, understairs storage pantry which also houses the gas and electricity meters.

## FIRST FLOOR LANDING

Doors to all bedrooms and bathroom.

## BEDROOM ONE

11'5" x 11'2" (3.49 x 3.42)

Double glazed window to the rear overlooking the rear garden, radiator, range of fitted bedroom furniture including matching his/hers wardrobes with overhead storage cupboards and central drawer unit.

## BEDROOM TWO

12'9" x 11'3" reducing to 8'8" (3.91 x 3.44 reducing to 2.66)

Double glazed window to the front, radiator, loft access point which is partially boarded, insulated, access ladder.

## BEDROOM THREE

9'8" x 8'6" (2.97 x 2.61)

Double glazed window to the front, radiator.

## BATHROOM

8'1" x 6'0" (2.47 x 1.84)

Three piece suite comprising corner bath with bath seat, mixer tap and Mira Sport electric shower over, wash hand basin with central mixer tap and storage cabinets beneath, hidden cistern push flush WC. Boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), double glazed window to the rear, radiator with fixed towel rail above.

## OUTSIDE

To the front of the property there is a garden lawn with planted borders housing a variety of bushes, shrubs, trees and plants. There is a pathway providing access to the front entrance door, block paved driveway providing off-street parking leading down the left hand side of the property for several cars. Gated pedestrian access which leads into the rear garden.

## TO THE REAR

You are greeted with an initial decked area accessed directly from the uPVC kitchen door, this leads onto a decorative patio area (ideal for entertaining) with brick built barbeque area and planted borders. There is a pathway which provides access to the foot of the plot, flanked by a shaped lawn and further seating area. The rear garden is well stocked and planted housing a further variety of specimen bushes, shrubs, trees and plants. A timber storage shed can be found at the end of the garden plot. Externally, there is an outside water tap, security lighting point and gated access back to the driveway.

## DIRECTIONAL NOTE

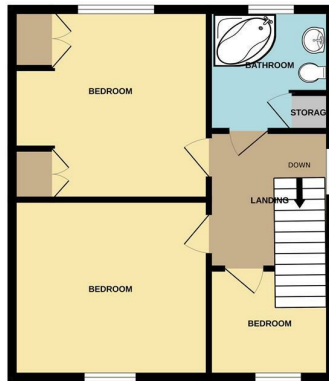
From our Stapleford Branch, proceed in the direction of Sandiacre crossing the bridge onto Station Road. At the traffic light junction, turn left onto Longmoor Lane and then take a right hand turn onto Hayworth Road. Take the first left onto Netherfield Road and the property can be found on the left hand side, identified by our For Sale board. Ref: 8086NH



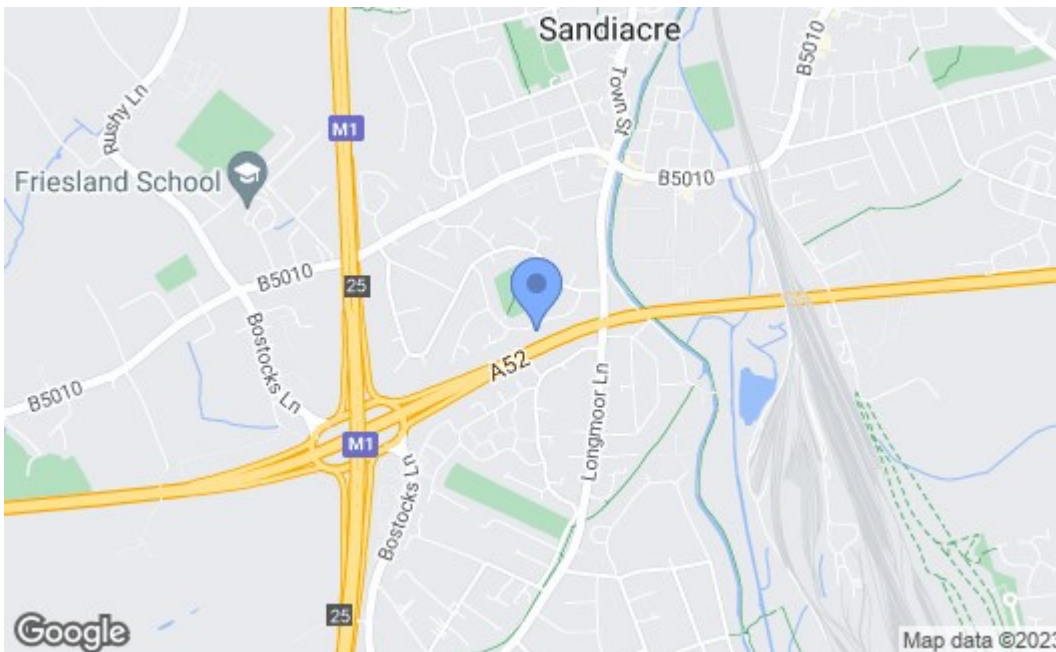
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 87        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 62                      |           |
| (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 |           |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |  | 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.