Robert Ellis

look no further. . .







Bridge Street
Sandiacre, Nottingham NG10 5QT

A THREE STOREY THREE/FOUR BEDROOM MID TOWN HOUSE SITUATED IN THIS POPULAR RESIDENTIAL LOCATION.

£249,995 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SPACIOUS AND VERSATILE THREE STOREY, THREE/FOUR BEDROOM, TWO BATHROOM MID TOWN HOUSE CONSTRUCTED BY WESTERMAN HOMES. POSITIONED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over three floors comprising entrance hallway with useful understairs storage space, integral garage, ground floor WC and ground floor bedroom/playroom/utility area. The first floor landing provides access to a fantastic open plan living family kitchen area. A further staircase rises to the top floor providing access to the bedrooms, family bathroom and en-suite to principal bedroom.

The property benefits from Mitsubishi air source heat pump, double glazing, off-street parking, as well as an enclosed garden space to the rear.

The property is located within this popular and established residential area within close proximity to excellent nearby schooling for all ages. For those needing to commute, there are great transport links nearby, such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the i4 bus service and the Nottingham electric tram terminus situated at Bardills roundabout.

Lidl supermarket is close by and there is easy access to open countryside and walks along the Erewash Canal.

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





ENTRANCE HALL
19'1" x 6'0" (5.83 x 1.84)
Feature composite and double glazed front entrance door, staircase rising to the first floor with decorative wood spindle balustrade, oak effect laminate flooring, media and router points, radiator, personal access door into the integral garage, useful understairs storage space, further doors leading to the ground floor WC and rear ground floor bedroom/playroom/utility.

GROUND FLOOR WC
7'10" x 3'3" (2.41 x 1.00)
Modern white two piece suite comprising push flush WC and wash hand basin with tiled splashbacks. Chrome ladder towel radiator and extractor fan.

GROUND FLOOR BEDROOM/PLAYROOM/UTILITY
14'3" x 9'6" (4.36 x 2.91)
uPVC double glazed French doors opening out to the rear garden, additional double glazed window to the rear (with fitted blind), radiator, oak effect laminate flooring, utility area to one wall with useful base storage cupboards with worktop space above incorporating plumbing for a washing machine (included in the sale) with extractor fan and wall mounted shelving above.

FIRST FLOOR LANDING
Door to open plan living family dining kitchen and further staircase rising to the top floor. Decorative wood spindle balustrade and laminate flooring.

LIVING AREA
11'2" x 10'7" (3.42 x 3.24)
Two double glazed windows to the rear overlooking the rear garden, oak effect laminate flooring with underfloor heating, media points and opening to the family dining kitchen space.

KITCHEN DINING SPACE
20'6" x 14'2" max (6.26 x 4.32 max)
The kitchen space comprises a matching range of fitted handle-less storage cabinets and drawers with butcher's block style square edge work surfacing, inset sink unit with central swan-neck style mixer tap, fitted four ring hob with glass splashback, in-built eye level oven with microwave space above, integrated fridge and freezer, as well as integrated dishwasher, oak effect laminate flooring with underfloor heating, ample space for dining table and chairs, spotlights, decorative wood panelling to one section, two double glazed windows to the front (with fitted blinds), opening back through to the living area, panel and glazed door access onto the first floor landing.

TOP FLOOR LANDING
Doors to bedrooms and bathroom. Decorative wood spindle balustrade and laminate flooring. Loft access point to an insulated loft space.

BEDROOM ONE
13'9" x 10'9" (4.21 x 3.29)
Double glazed window to the front with views towards the canal, radiator, media points, useful airing cupboard housing the water cylinder and door to en-suite.

EN-SUITE
7'10" x 3'3" (2.41 x 1.00)
Three piece suite comprising tiled and enclosed shower cubicle with mains shower, foldaway glass shower screen, wash hand basin with tiled splashbacks, push flush WC. Double glazed window to the front, extractor fan and wall mounted bathroom mirror.

BEDROOM TWO
12'9" x 6'11" (3.89 x 2.12)
Double glazed window to the rear (with fitted blind) and radiator.

BEDROOM THREE
10'0" reducing to 9'3" x 7'1" (3.05 reducing to 2.82 x 2.17)
Double glazed window to the rear and radiator.

BATHROOM
6'11" x 6'4" (2.12 x 1.95)
Modern white three piece suite comprising panel bathroom, central mixer tap and shower attachment over, push flush WC, wash hand basin with tiled splashbacks. Chrome ladder towel radiator and wall mounted light point with inset shaver point and extractor fan to the ceiling.

OUTSIDE
To the front of the property, there is a lowered kerb entry point to a tarmac driveway providing off-street parking which in turn leads to the integral garage via an up and over door, pathway to front entrance door with flower borders. The rear garden enclosed by timber fencing to all boundary lines, there is a rear access pedestrian gate leading back to the front, paved patio seating area, additional deck space to the rear of the plot, central lawn section and planted beds and borders. Within the garden, there is an external lighting point and the Mitsubishi air source heat pump equipment.

INTEGRAL GARAGE
17'5" x 8'0" (5.31 x 2.46)
Personal access door from the hallway, up and over door from the front, power and lighting point.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, over the bridge onto Station Road. Take a right hand turn (opposite Lidl) onto Bridge Street and the property can be found on the right hand side, identified by our For Sale board.

AGENTS NOTE
In 2023, the property suffered minor storm damage from Storm Babet.

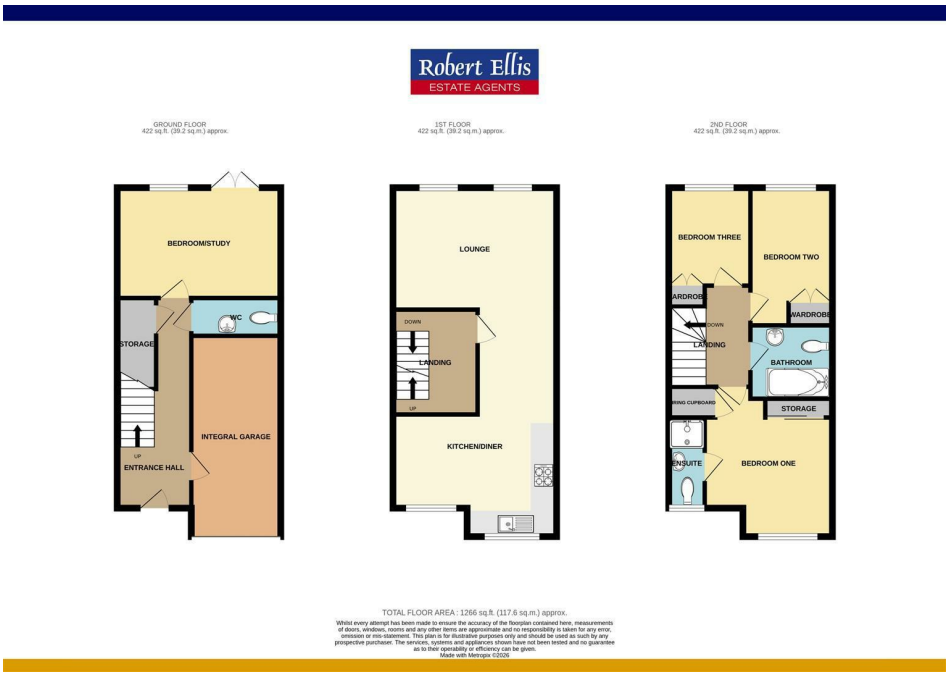


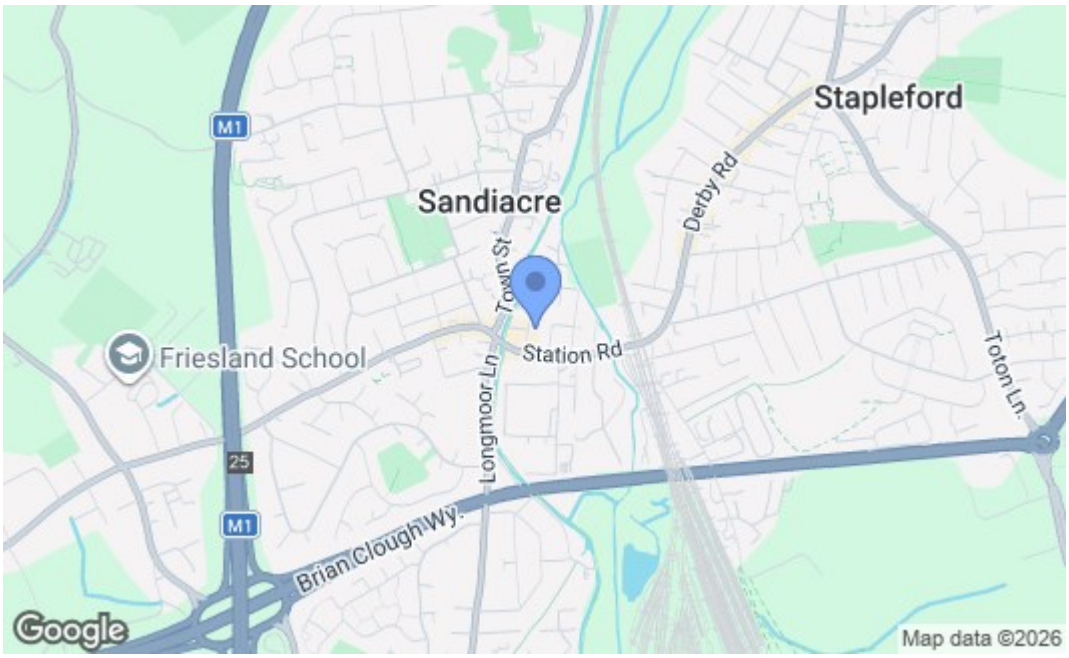


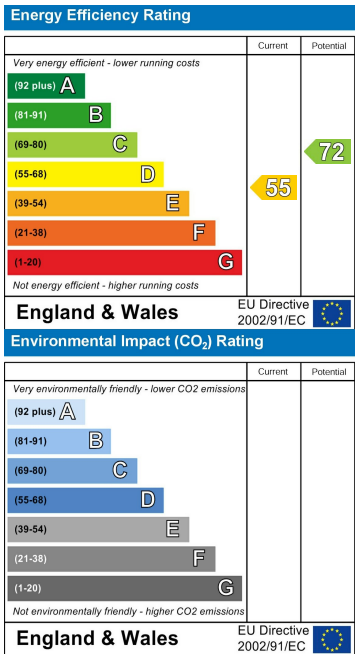












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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