Robert Ellis

look no further. . .

Sussex Way
Sandiacre, Nottingham NG10 5NU

A THREE DOUBLE BEDROOM FAMILY HOUSE.

£325,000 Leasehold

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We have great pleasure in offering for sale this surprisingly spacious three double bedroom family house.

What sets this property apart from many is the light and airy open plan living to the ground floor with features including a generous living room with study closet, separate dining area which opens through into the fully fitted kitchen, and also the generous conservatory offering a great social and entertaining space.

The conservatory has French doors opening to a decked terraced, great for alfresco dining. Steps lead to a lower garden attractively landscaped and offering a degree of privacy.

Further features of this property include gas fired central heating served from a combination boiler, uPVC double glazed windows throughout, useful utility room with cloaks/WC, and the guest double bedroom has an en-suite shower room.

Situated within a cul de sac with off-street parking to the front and integral single garage, in a convenient location great for families and commuters alike, schools for all ages are within easy reach, the A52 for Nottingham/Derby and Junction 25 of the M1 motorway, and East Midlands Airport is nearby.

Ready to move into, we recommend an early internal viewing to fully appreciate the accommodation on offer.

LIVING ROOM
15'1" x 14'3" (4.61 x 4.35)
Contemporary living flame gas fire and feature surround, radiator, study closet, broadband point. Double glazed window to the front. Stairs to the first floor, partially open through to the dining room.

DINING ROOM
10'9" x 9'1" (3.29 x 2.78)
Archway through to the conservatory and archway through to the kitchen.

KITCHEN
13'1" x 10'2" (4 x 3.1)
Equipped with a fitted range of wall, base and drawer units with roll edge work surfacing, inset one and a half bowl sink unit with single drainer, mixer tap with rinser and waste disposal unit. Built-in electric oven, gas five ring hob, integrated microwave, dishwasher and under-counter fridge and separate freezer. Archway to entrance lobby, double glazed entrance door, radiator, door to utility room.

UTILITY ROOM
10'11" x 3'4" increasing to 6'1" (3.34 x 1.02 increasing to 1.86)
Incorporating a fitted range of wall and base units with work surfacing, inset stainless steel sink unit with single drainer. Plumbing for washing machine, tumble dryer space, radiator, wall mounted Baxi combination boiler (for central heating and hot water). Double glazed window to the rear, door to cloaks/WC.

CLOAKS/WC
Housing a low flush WC, radiator.

CONSERVATORY
11'6" x 5'6" (3.51 x 1.7)
Two radiators, feature panelling to one wall, glazed roof, uPVC double glazed windows, French doors opening to the decked terrace and garden beyond.

FIRST FLOOR LANDING

BEDROOM ONE
14'6" x 10'0" (4.42 x 3.07)
Radiator, double glazed window to the front.

BEDROOM TWO
10'5" x 9'3" (3.2 x 2.82)
Fitted wardrobe, radiator, double glazed window to the rear with far reaching views over the surrounding area including the iconic Springfield Mill. Door to en-suite.

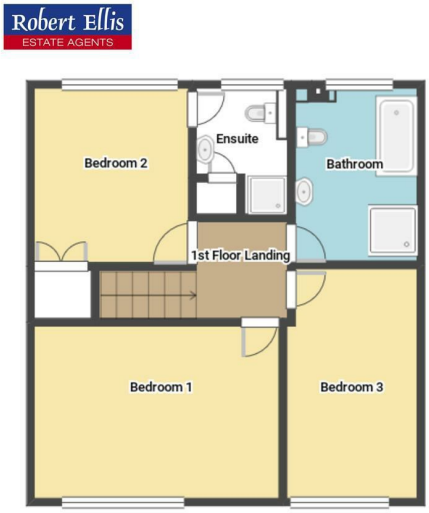
EN-SUITE
Incorporating a three piece suite comprising wash hand basin, low flush WC, walk-in shower cubicle with electric shower. Radiator, linen cupboard, double glazed window.

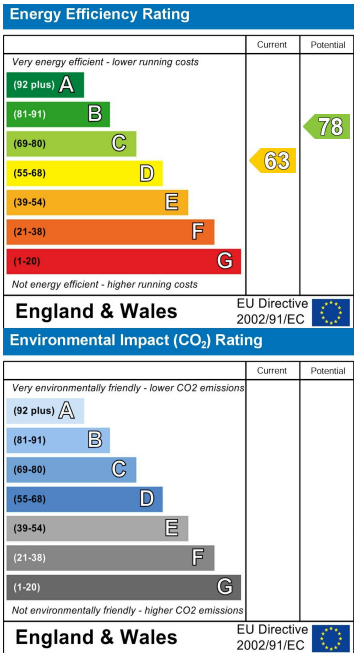
BEDROOM THREE
13'2" x 7'10" (4.03 x 2.4)
Radiator, double glazed window to the front.

FAMILY BATHROOM
10'5" x 7'3" (3.2 x 2.21)
Equipped with a modern four piece suite comprising wash hand basin with vanity unit, low flush WC with concealed cistern, bathtub with central taps, shower. Separate shower cubicle with thermostatic controlled dual shower system. Heated towel rail, tiling to floor and walls, double glazed window.

OUTSIDE
Front garden laid to lawn, driveway providing off-street parking leading to an integral single garage with up and over door, light and power, uPVC double glazed door to the side elevation. Pedestrian access to the side leading to the rear garden. To the rear there is a raised decked terrace area with wooden spindle balustrade and steps leading down into the garden where there is a lower terrace laid to paving and steps leading to a lower garden with ornamental paving and shaped lawn flanked with colourful and well tended beds and ornamental trees. At the foot of the plot there is a garden shed.

AGENT'S NOTE
Tenure is leasehold. We understand that the property has a leasehold title. The lease term is 999 years (from 1st April 1969). Ground rent is £25 per annum paid in monthly installments. Further information available on request.





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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