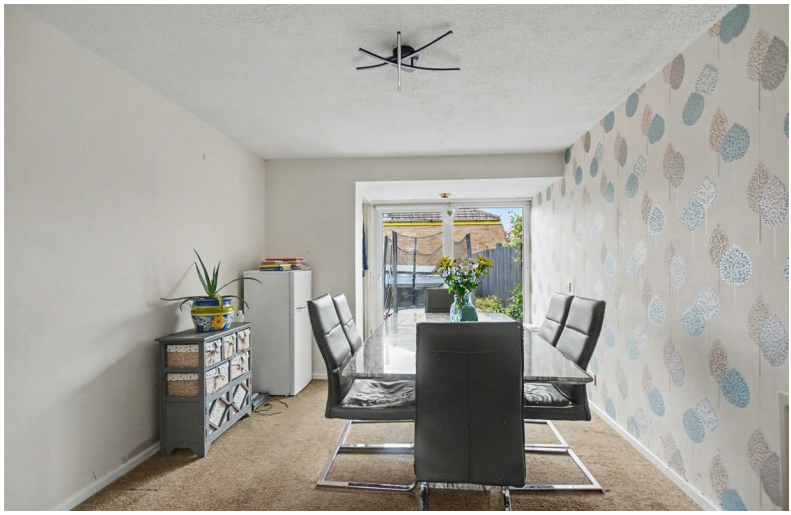
Robert Ellis

look no further...



Hampshire Drive
Sandiacre, Nottingham NG10 5NS

A SUBSTANTIAL FIVE BEDROOM EXTENDED SEMI DETACHED HOUSE WITH PARKING & GARAGE TO THE REAR.

£325,000 Leasehold

0115 949 0044

/robertellisestateagent @robertellisea

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SUBSTANTIAL AND VERSATILE EXTENDED FIVE BEDROOM, TWO BATHROOM, THREE TOILET, THREE RECEPTION ROOM SEMI DETACHED HOUSE SITUATED IN THIS RESIDENTIAL CUL DE SAC.

With accommodation over two floors, the ground floor comprises entrance hallway, sitting room, living room, dining room, breakfast kitchen and WC. The first floor landing provides access to five bedrooms (the principal bedroom with en-suite) and shower room.

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

The property is located in this residential cul de sac within easy reach of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland. There is also easy access to the nearby Sandiacre and Stapleford amenities and shopping facilities, along side good transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, i4 bus service and the Nottingham electric tram terminus situated at Bardills roundabout.

Due to its extensive accommodation, we believe the property would suit a large/growing family and highly recommend an internal viewing.

ENTRANCE HALL
14'2" x 6'1" (4.32 x 1.86)
uPVC panel and double glazed front entrance door with double glazed window to the side of the door (with fitted blind), radiator, laminate flooring, turning staircase rising to the first floor, useful understairs storage cupboard and doors leading through to the kitchen and sitting room.

SITTING ROOM
16'3" x 11'7" (4.96 x 3.55)
Double glazed window to the front (with fitted blinds), laminate flooring, radiator, media and router points Adam-style fire surround with decorative insert and hearth housing a coal effect fire.

LIVING ROOM
13'1" x 11'2" (4.00 x 3.41)
Double glazed window to the front (with fitted blinds), radiator, media points, wall light points, feature Adam-style fire surround with decorative marble-style insert and hearth housing a four bar gas fire. Archway through to the dining area.

DINING AREA
14'6" x 10'1" (4.43 x 3.08)
Sliding uPVC double glazed patio doors opening out to the rear garden, radiator, further door to the kitchen, useful storage cupboard with shelving and hanging space.

KITCHEN
12'5" narrowing to 7'3" x 7'3" (3.8 narrowing to 2.23 x 2.22)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite-style roll top work surfaces incorporating one and a half bowl sink unit with draining board and swan-neck style mixer tap, decorative tiled splashback. Space for range-style cooker with extractor canopy over, plumbing space for washing machine and further under-counter kitchen appliance space, double glazed windows to the rear (with fitted blinds), uPVC panel and double glazed exit door to outside, further doors leading through to the dining room and ground floor WC.

GROUND FLOOR WC
7'4" x 2'8" (2.25 x 0.82)
Two piece suite comprising low flush WC and wash hand basin with tiled splashback. Double glazed window to the rear, radiator.

FIRST FLOOR LANDING
Doors to all bedrooms and shower room. Boiler cupboard housing the gas fired combination boiler (for central heating and hot water).

BEDROOM ONE
11'7" x 10'0" (3.55 x 3.07)
Double glazed window to the front (with fitted blind), radiator. Door to en-suite.

EN-SUITE
8'4" x 5'11" (2.55 x 1.81)
Three piece suite comprising "P" shaped bathtub with curved glass shower screen, mixer tap and electric shower over, wash hand basin, hidden cistern push flush WC. Fitted bathroom storage cabinets and drawers, tiling to the walls and floor, panelled ceiling with extractor fan, double glazed window to the side (with fitted blind).

BEDROOM TWO
11'11" x 10'5" (3.64 x 3.18)
Double glazed window to the rear (with fitted blind), radiator, laminate flooring, fitted wardrobes to one wall with two central mirror fronts and matching dressing table.

BEDROOM THREE
13'8" x 8'8" (4.18 x 2.65)
Double glazed window to the front (with fitted blind), radiator.

BEDROOM FOUR
11'7" x 7'2" (3.55 x 2.20)
Double glazed window to the rear (with fitted blind), radiator.

BEDROOM FIVE
11'0" x 8'9" (3.36 x 2.68)
Double glazed window to the front (with fitted blind), radiator.

SHOWER ROOM
7'10" x 5'6" (2.40 x 1.68)
Three piece suite comprising walk-in tiled shower cubicle with glass screen and shower door with electric shower, hidden cistern push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Double glazed window to the rear (with fitted blind), panelled ceiling, extractor fan, radiator, tiled floor.

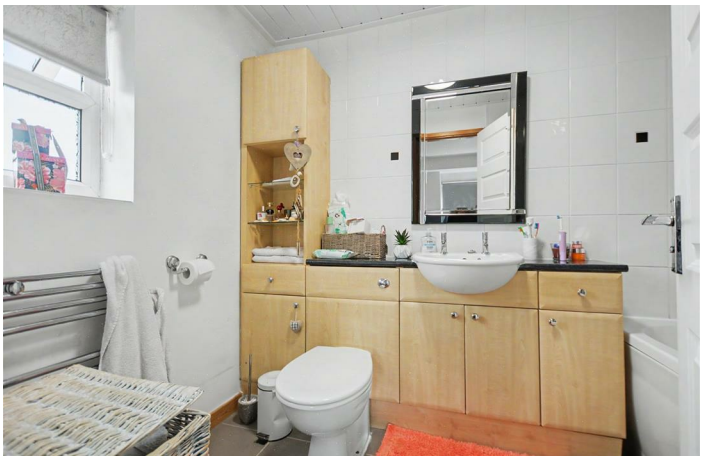
OUTSIDE
To the front of the property, there is a central pathway leading to the front entrance door, lawn space either side, flowerbeds and borders housing a variety of bushes, shrubs and plants.

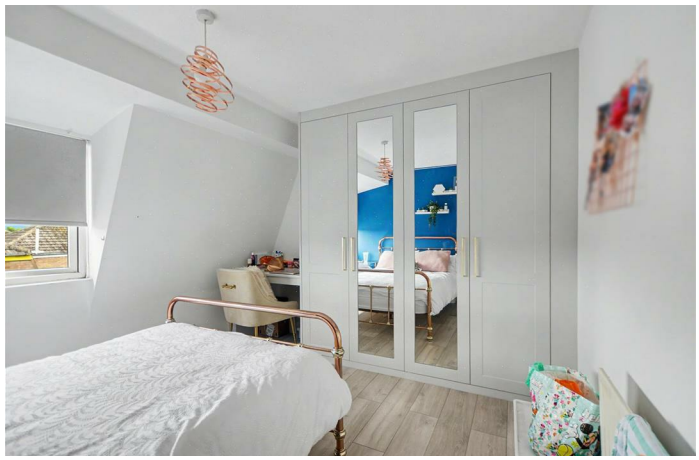
TO THE REAR
Situated beyond the garden space, there is a lower kerb entry point to a tarmac driveway providing off-street parking which in turn leads to the detached brick built garage with up and over door and attached storage space. The rear garden is enclosed by timber fencing and conifer row to the boundary line is designed for straightforward maintenance being predominantly paved, making an ideal entertaining space. Pedestrian gated access leads onto the driveway, along with an external water tap and lighting point.

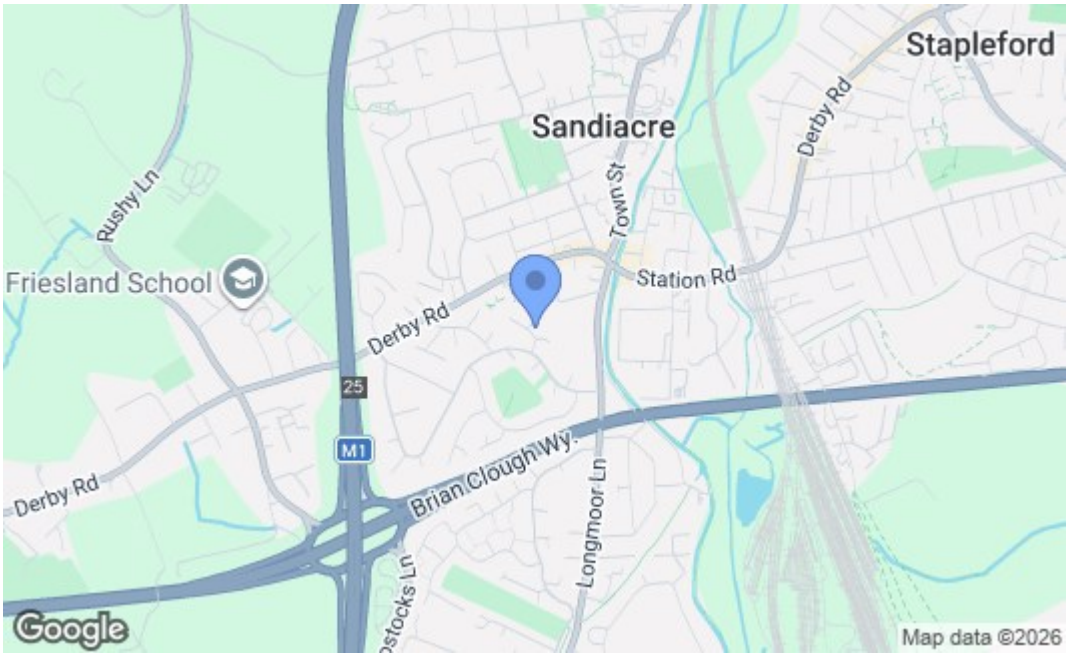
EXTENDED GARAGE
16'4" x 11'2" (5.00 x 3.42)
Up and over door to the front, power, lighting and attached side storage space with uPVC double glazed front entrance door and double glazed windows along the side.

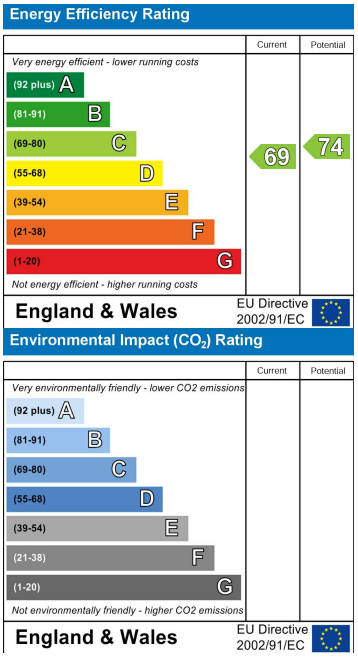
DIRECTIONS
From our Stapleford Branch on Derby Road, head in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction, turn left onto Longmoor Lane and take an eventual right hand turn onto Hayworth Road. Take a right hand turn onto Hampshire Drive and just after the bend in the road, the property can be found on the right hand side.

AGENTS NOTE
We understand that the property is held on a leasehold term of 999 years from 1963 with an annual payment of £20 per annum ground rent, no service charge applicable. We ask that you confirm this information with your Solicitor prior to completion.









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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk

0115 949 0044