Robert Ellis

look no further. . .

Rushy Lane
Sandiacre, Nottingham NG10 5NN

A FOUR/FIVE BEDROOM DETACHED DORMER BUNGALOW BUILT IN 1927 SITUATED IN THIS POPULAR & ESTABLISHED RESIDENTIAL LOCATION.

£625,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

ROBERT ELLIS HAVE GREAT PLEASURE IN WELCOMING TO THE MARKET THIS IMPRESSIVE FOUR/FIVE BEDROOM DETACHED DORMER BUNGALOW SET BACK FROM THE ROAD AND LOCATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION WITH A TOTAL PLOT SIZE OF APPROXIMATELY ONE THIRD OF AN ACRE.

With accommodation over two floors, the ground floor comprises of a spacious and welcoming entrance hallway, bedrooms two, three and study/bedroom four with en-suite facilities, a family bathroom and bay fronted living room, which could also double up as a fourth ground floor bedroom (if required). To the rear of the ground floor, there is a superb open plan kitchen dining living space with bi-folding doors opening out to the rear garden, with access through to a separate utility room and a separate ground floor WC/wash basin. From the first floor landing, there is a turning staircase which rises to the top floor principal bedroom with walk-in dressing area, which could also double up as a nursery space, and a first floor WC/wash basin.

The property benefits from gas fired central heating, double glazing, off-street parking for six plus vehicles, a large detached garage, with potential to be converted to a gym/office space, and a generous private (non-overlooked) rear garden.

The property is located in this popular and sought after residential location set on the edge of countryside and within close proximity to excellent nearby schooling for all ages such as Ladycross, Friesland, Cloudside and Risley Junior School. For those needing to commute, there are good road networks to and from the surrounding areas, including the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout and the i4 bus service serving both Derby and Nottingham.

Due to the flexibility of the accommodation, we believe the property will be ideal for a growing family, multi generational living, plus those looking for space to able to work from home. We highly recommend an internal viewing to fully appreciate the adaptability of the accommodation on offer.

ENTRANCE HALL
26'4" x 9'8" (8.03 x 2.96)
Composite and double glazed front entrance door, two radiators, turning staircase rising to the first floor with decorative wood spindle balustrade, useful storage closet, doors to all ground floor rooms, solid wood flooring.

LIVING ROOM/OCCASIONAL BEDROOM
15'2" x 12'7" (4.64 x 3.86)
Georgian-style double glazed bay window to the front, additional Georgian-style double glazed window to the side (with fitted roller blind), radiator, media points, coving, wall light points, central Adam-style fireplace with marble hearth and housing a log effect fire.

BEDROOM TWO
12'8" x 12'0" (3.88 x 3.68)
Georgian-style double glazed bay window to the front, additional Georgian-style double glazed window to the side (with fitted roller blind), radiator, plug sockets with USB charging points.

BEDROOM THREE
11'6" x 9'6" (3.52 x 2.92)
Two Georgian-style double glazed windows to the side (with fitted roller blinds), radiator, spotlights, TV aerial point.

STUDY/BEDROOM FOUR
10'2" x 9'7" (3.11 x 2.93)
Double glazed window to the side (with fitted blinds), radiator, fitted wardrobes to the recess, door to the en-suite.

EN-SUITE
4'10" x 4'1" (1.48 x 1.25)
Three piece suite comprising corner shower cubicle, glass screen and sliding doors, push flush WC, wash hand basin with mixer tap and storage cabinet beneath. Heated ladder towel radiator, wall mounted bathroom mirror, spotlights, extractor fan.

FAMILY BATHROOM SUITE
13'10" x 8'8" (4.23 x 2.66)
Spacious and luxurious four piece suite comprising separate freestanding bathtub with swan-neck freestanding mixer tap and handheld shower attachment, separate corner tiled and enclosed shower cubicle with glass screen and sliding door and dual attachment mains shower, feature wash hand basin with waterfall-style mixer tap, push flush WC. Double glazed bay window to the side (with fitted roller blind), ladder towel radiator, additional radiator, spotlights, extractor fan, shaver point, wall mounted bathroom cabinet.

OPEN PLAN FAMILY DINING KITCHEN
24'11" x 15'9" (7.60 x 4.82)
The kitchen area comprises a matching range of fitted handle-less, soft-closing base and wall storage cupboards and drawers, with solid quartz worktops incorporating one and a half bowl sink unit with central swan-neck mixer tap and inset draining board, fitted five ring "Neff" induction hob with a curved LED lit extractor fan over, built-in "Neff" double oven, integrated dishwasher, space for an American-style fridge/freezer, glass fronted crockery cupboards, spotlights, double glazed window to the rear (with fitted roller blind) overlooking the rear garden. Opening to the living and dining space where there is ample space for dining table and chairs, three radiators, continuation of the spotlights from the kitchen, full width opening bi-fold doors leading through to the rear garden and patio, glass lantern ceiling, two sockets with USB charging points, door through to the utility.

UTILITY ROOM
13'10" x 4'9" (4.23 x 1.47)
Equipped with a further range of matching base and wall storage cabinets with roll top work surfaces incorporating single sink with swan-neck mixer tap and tiled splashbacks, plumbing for the washing machine, floor mounted "Worcester" gas boiler, double glazed window to the rear, uPVC panel and double glazed side exit door, spotlights and radiator. Further door to the ground floor WC.

GROUND FLOOR WC
4'10" x 2'7" (1.49 x 0.81)
Modern white two piece suite with push flush WC and wash hand basin with mixer tap, tile splashback and storage cabinet beneath, extractor fan, spotlights.

FIRST FLOOR LANDING
Doors to the principal bedroom, dressing area/nursery and first floor separate WC. Velux roof window to half landing and decorative wood spindle balustrade from the ground floor staircase.

PRINICPAL BEDROOM ONE
14'5" x 13'10" (4.41 x 4.24)
Georgian-style double glazed window to the front (with fitted roller blind), Velux roof windows to the side and rear, two radiators, spotlights, vaulted dormer ceiling, double doors leading through to the dressing area/nursery.

DRESSING AREA/NURSERY
8'7" x 6'8" (2.64 x 2.05)
Velux roof window to the side, radiator, fitted hanging rail.

FIRST FLOOR WC
5'7" x 5'0" (1.71 x 1.54)
Two piece suite comprising push flush WC and wash hand basin with mixer tap, storage cabinets beneath and decorative tile splashbacks. Radiator, eaves storage cupboard, spotlight, wall mounted LED lit bathroom mirror.

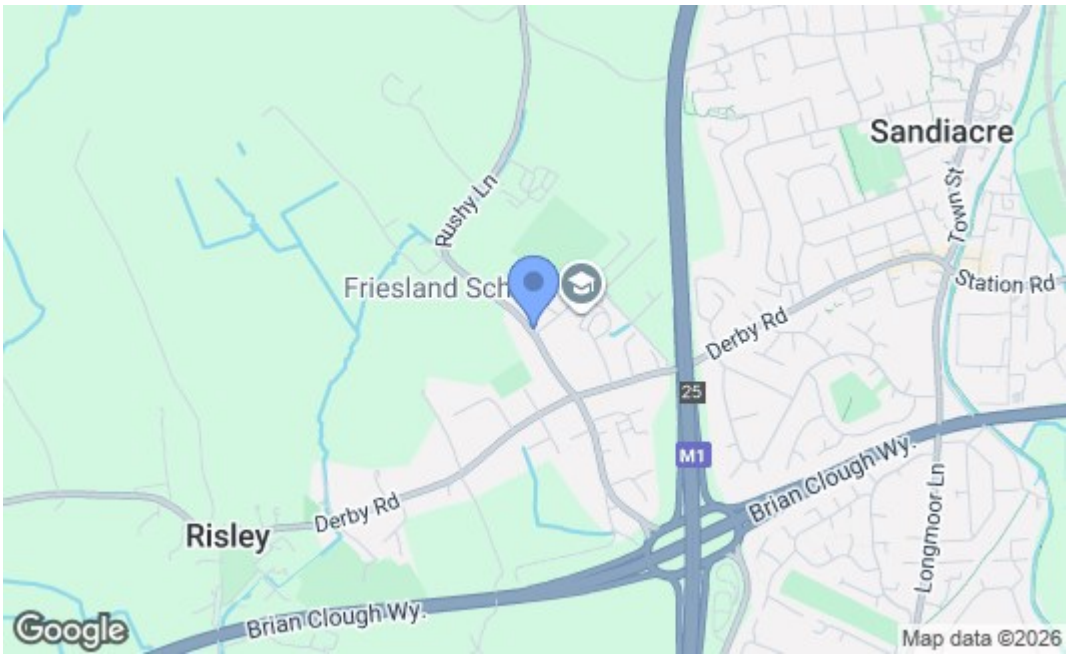
OUTSIDE
The front of the property is set well back from the road via a gated entrance to a stone driveway providing off-street parking for six plus vehicles. Steps and paved access then leads to the front entrance door. The front is well screened with an array of specimen bushes, shrubs trees and plants, whilst also offering a gated pedestrian access leading to the rear garden.

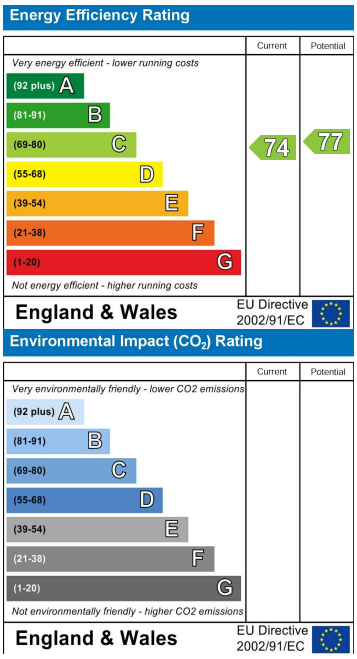
TO THE REAR
The rear garden is extremely private and established offering an initial block paved patio from the bi-folding doors from the open plan family dining kitchen. This leads to a generous, shaped garden lawn with an established array of flowerbeds housing specimen bushes, shrubs, trees and plants. There is a separate vegetable plot located to the right hand side of the rear part of the garden. To the left corner of the garden, there is a pitched roof summerhouse, and the garden also boasts a generous sized pitched roof timber garden shed with stable-style entrance door and Georgian-style windows to the side. This could easily double up as a garden workshop having power and lighting. Other features to the garden include a pond, external lighting points, water tap, power outlets, pedestrian access to both sides of the property leads back to the front driveway.

LARGE DETACHED GARAGE/WORKSHOP
33'7" x 10'0" (10.26 x 3.05)
Double entrance doors to the front, personal access uPVC panel and double glazed door to the rear, two Georgian-style windows to the side, power and lighting points, and secondary mezzanine-style storage area with Velux roof window.

GARDEN SHED
9'10" x 11'0" (3 x 3.37)
Stable-style entrance door, Georgian-style windows to the side, power and lighting points.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre until you reach the Sandiacre interchange, continue straight over onto Derby Road and proceed up the hill in the direction of Risley. At the Risley traffic lights, turn right onto Rushy Lane. The property can be found set back from the road 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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044