Robert Ellis

look no further. . .

Town Street

Sandiacre, Nottingham NG10 5DU

A GRADE II LISTED THREE STOREY SIX/SEVEN BEDROOM DETACHED GEORGIAN MANOR HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£575,000 Freehold

ROBERT ELLIS HAVE GREAT PLEASURE IN WELCOMING TO THE MARKET THIS SYMPATHETICALLY RENOVATED THREE STOREY GRADE II LISTED SIX/SEVEN BEDROOM, FOUR BATHROOM, FIVE TOILET DETACHED GEORGIAN MANOR HOUSE SITUATED IN THE HEART OF SANDIACRE.

With generous accommodation over three floors, comprising entrance hall, ground floor WC, snug/study, dining area, kitchen, utility room, rear hallway, sitting room, living room and garden room to the ground floor. The first floor landing provides access to guest bedroom two with en-suite, bedrooms three, four and the family bathroom. A further inner first floor landing then provides access to a principal bedroom with dressing room/nursery and en-suite. A further staircase then rises to the top floor where two generous double bedrooms and additional family bathroom can be found.

The property also benefits from gas fired central heating, partial double glazing, ample secure gated off-street parking, generous garage (with power and lighting), as well as a canal-side garden to the rear.

Running along side the Erewash Canal, there is also the option of mooring rights (subject to the relevant approvals). The property also sits favourably close to good transport links to and from the surrounding area, such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout and the i4 bus service.

For those looking for schooling choices, Sandiacre offers popular schooling, such as Ladycross, Cloudside and Friesland. There is also the option of The Elms and Trent College private education just a short distance away within Long Eaton.

Sandiacre, Stapleford and Long Eaton also offer a wide variety of national and independent retailers and shopping facilities. The property offers easy access to ample outdoor countryside and walking routes, including Erewash Canal footpath.

Due to the overall size of the property boasting five separate reception areas, along with six equally good size bedrooms and multiple bathroom facilities, we believe the property will make an ideal long term growing family home. We highly recommend an internal viewing to fully appreciate the accommodation on offer.

ENTRANCE HALLWAY
10'5" x 6'9" reducing to 3'4" (3.18 x 2.08 reducing to 1.03)
Feature panel entrance door with blockwork style window above the door, Victorian-style radiator, decorative beamed ceiling, tiled floor, alarm control panel, latched internal doors provide access to the dining area, ground floor WC, snug/study and rear hallway.

GROUND FLOOR WC
6'1" x 3'5" (1.86 x 1.05)
Two piece suite comprising low flush WC and wash hand basin. Tiled floor (matching the hallway), Victorian-style radiator with attached towel rail, spotlights.

SNUG/STUDY
12'8" x 9'8" (3.88 x 2.97)
Double glazed window to the front (with fitted blinds), radiator, decorative beamed ceiling, feature brick and tile fireplace incorporating inset multi-fuel burning stove.

DINING AREA
11'11" x 9'8" (3.64 x 2.97)
Double glazed sliding window to the front, radiator, tiled floor, decorative beamed ceiling, feature ceiling light, TV and telephone points, opening through to the kitchen.

KITCHEN
15'5" x 12'1" (4.70 x 3.69)
The kitchen comprises high quality matching range of fitted base, wall and drawer units, with granite/quartz square edge work surfacing incorporating Belfast sink unit with central pull-out spray hose mixer tap and draining board, integrated CDA dishwasher, in-built fridge and freezer, glass fronted crockery cupboards, wine rack, range-style cooker with five ring gas top, double oven and grill beneath, with extractor canopy over, sliding double glazed window to the side (with fitted blinds), additional double glazed sash window to the rear (with fitted blind), hardwood frame double glazed French doors opening out to the rear garden patio. Tiled floor (matching the dining area), spotlights, TV point, plug sockets with inset USB charging points, internal latched door to the utility room.

UTILITY ROOM
10'11" x 4'5" (3.33 x 1.35)
Plumbing space for washing machine and tumble dryer, with butcher's block-style worktop space above, tiled splashbacks. Tiled floor (matching the kitchen), radiator, Georgian-style (not double glazed) window to the side (with fitted blind), spotlights, extractor fan.

REAR HALLWAY
12'2" x 7'0" (3.72 x 2.14)
Original tiled floor, Victorian-style radiator, useful understairs storage space, staircase rising to the first floor with central tread carpet and decorative wood spindle balustrade, two internal doors lead through to the living room and sitting room, a further panel and glazed Georgian-style door leads through to the garden room.

GARDEN ROOM
11'9" x 8'1" (3.60 x 2.47)
Brick and panel/glazed construction with glass ceiling, tiled floor, power points, French doors opening out to the rear garden.

LIVING ROOM
12'0" x 12'0" (3.66 x 3.66)
Single glazed sash window to the rear (with fitted blind), Victorian-style radiator, fitted storage cabinet with drawers, shelving and glass fronted cabinets, media points, plug socket with inset USB charging points, varnished floorboards, centrally beamed ceiling, chimney breast incorporating inset tiled back and hearth with multi-fuel burning stove.

SITTING ROOM
11'10" x 11'10" (3.63 x 3.63)
Single glazed sash window to the rear (with fitted blind), Victorian-style radiator, exposed varnished floorboards, media points, centrally beamed ceiling, fitted storage cabinet housing the electricity meter, central chimney breast incorporating exposed brickwork, tiled hearth and open fire.

GALLERIED FIRST FLOOR LANDING
Radiator, decorative wood spindle balustrade to match the staircase and rear hallway, sash window to the rear overlooking the rear garden and canal (with fitted shutters), further staircase rising to the top floor, doors leading through to bedrooms two, three, four and family bathroom. A further door provides access to the inner first floor landing which provides access to the principal bedroom, dressing room and en-suite.

INNER FIRST FLOOR LANDING
Georgian-style sash window to the front (with fitted blinds), radiator, door to dressing room.

DRESSING ROOM
15'2" x 12'2" (4.64 x 3.72)
Exposed and varnished floorboards, loft access point, radiator, TV point, Georgian-style sash windows to the side and rear (with fitted blinds), central chimney breast incorporating decorative ornate fireplace, doors from dressing area lead into the bedroom and en-suite.

EN-SUITE
12'5" x 4'9" (3.79 x 1.45)
Modern white three piece suite comprising full height tiled shower cubicle with dual attachment mains shower, contrasting tiling, sliding glass screen/shower door, wash hand basin with mixer tap and tiled splashbacks, push flush WC. Victorian-style radiator with attached towel rail, spotlights, varnished floorboards, sash window to the side (with fitted blind).

PRINCIPAL BEDROOM
17'3" x 14'2" (5.27 x 4.32)
Two Velux roof windows (with pull-down fitted blinds), decorative woodwork, decorative exposed brickwork, vaulted and plastered ceiling with inset spotlights, Victorian-style radiator sat on a tiled hearth.

GUEST BEDROOM TWO
12'4" x 12'0" (3.78 x 3.66)
Sash window to the rear overlooking the garden and canal (with fitted shutters), radiator, centrally beamed ceiling, exposed varnished floorboards, central chimney breast incorporating an open brick fireplace with tiled hearth and Adam-style stone surround, plug sockets with inset USB charging points, TV point, door to en-suite.

EN-SUITE
6'7" x 5'8" (2.03 x 1.74)
Modern white three piece suite comprising separate tiled and enclosed shower cubicle with mains shower, glass screen and sliding glass shower doors, push flush WC, wash hand basin with mixer tap. Tiling to the walls and floor, Victorian-style radiator with towel rail attachment, spotlights, extractor fan.

BEDROOM THREE
12'4" x 12'0" (3.77 x 3.66)
Sash window to the rear overlooking the rear garden and canal (with fitted shutters), radiator, centrally beamed ceiling, plug sockets with inset USB charging points, media points, central chimney breast incorporating an exposed brick fireplace with feature stone Adam-style surround.

BEDROOM FOUR
11'9" x 9'8" (3.60 x 2.96)
Georgian-style sash window to the front, radiator, TV point, centrally beamed ceiling, brick and tile fireplace with Adam-style surround.

FAMILY BATHROOM
10'4" x 6'7" (3.16 x 2.01)
Modern white three piece suite comprising tiled-in bath with Victorian-style mixer tap and handheld shower attachment, wash hand basin, low flush WC. Georgian-style sash window to the front (with fitted blinds), Victorian-style radiator with towel rail attachment, spotlights, wall hung bathroom mirror, extractor fan.

TOP FLOOR LANDING
Decorative wood spindle balustrade to match the first floor, radiator, Velux roof window to the rear (with pull-down blind), loft access point, doors to bedrooms five, six and top floor bathroom.

BEDROOM FIVE
16'7" to wardrobe x 11'10" (5.06 to wardrobe x 3.63)
Velux roof window to the front (with pull-down blind), additional Georgian-style sliding window to the side (with fitted blind), radiator, vaulted-style beamed ceiling, spotlights, decorative fire surround with exposed brickwork and tiled hearth, sliding wardrobe-style doors leading through to the walk-in wardrobe which has a TV point, decorative beamed sloping ceiling, radiator, shelving.

BEDROOM SIX
22'2" x 11'10" (6.76 x 3.61)
Restricted head height in places, decorative exposed ceiling beams, spotlights, Velux roof window (with slide-down blind), additional Georgian-style window to the side (with fitted blind), two radiators to either side of the room, fitted shelving, mirror fronted sliding door wardrobes with shelving and hanging space.

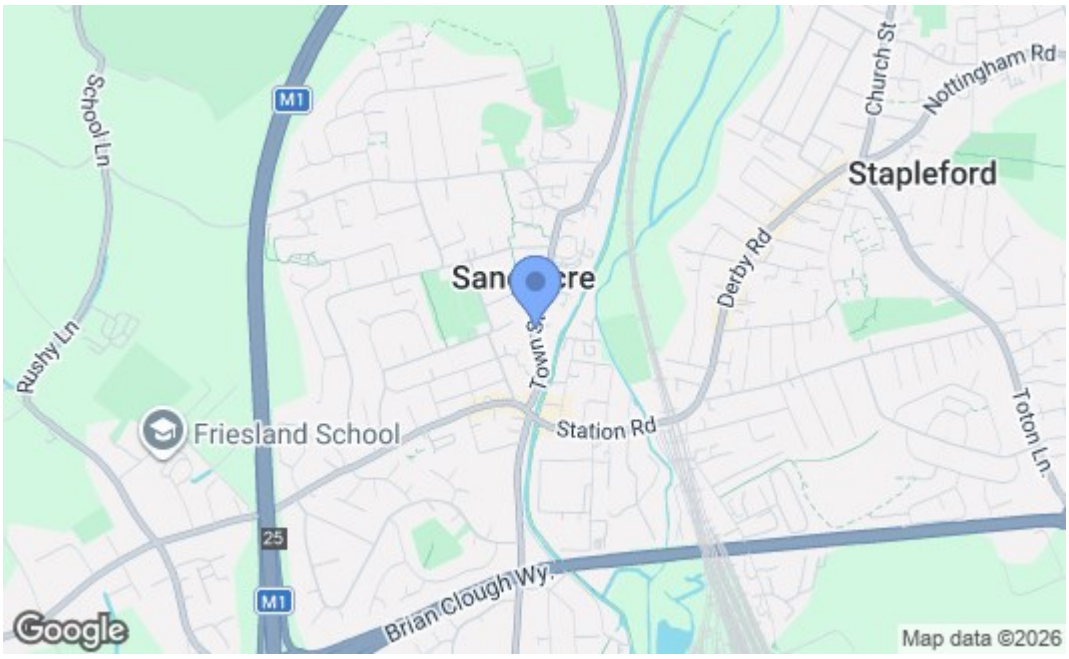
FAMILY BATHROOM
7'3" x 6'3" (2.21 x 1.91)
Modern white three piece suite comprising tiled-in bath with mixer tap, wash hand basin with mixer tap, push flush WC. Tiling to the walls and floor, decorative exposed beam to the sloping ceiling, Victorian-style radiator with towel rail attachment, spotlights, extractor fan.

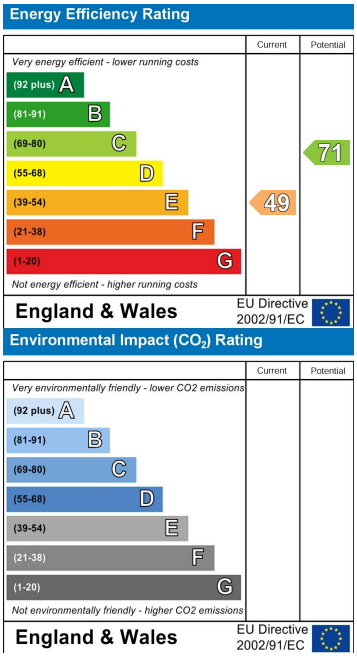
OUTSIDE
To the front of the property, there is a gated secure gravel driveway providing ample off-street parking for several vehicles which in turn provides access to the garage via double opening doors, external lighting point, access to the front entrance door.

TO THE REAR
The rear garden is of a generous size, ideal for families, enclosed by a brick wall to both sides with the addition of a wall top fence running parallel with the canal for additional privacy. The garden is predominantly lawned with a paved patio seating area (ideal for entertaining), planted flowerbeds and borders housing a wide variety of specimen bushes, shrubs, trees and plants providing screening from the road side.

GARAGE
18'1" x 14'4" (5.52 x 4.39)
Larger than standard single garage with double opening doors to the front, multiple power and lighting points, whilst also housing the Baxi gas fired boiler and associated water cylinder (for central heating and hot water).

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. At Sandiacre traffic lights, turn right onto Town Street and proceed parallel with the canal before identifying the property on the right hand side via 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.

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