



**Hadstock Close
Sandiacre, Nottingham NG10 5LQ**

£210,000 Leasehold

A THREE DOUBLE BEDROOM SEMI
DETACHED HOUSE POSITIONED IN THIS
QUIET AND FRIENDLY CUL DE SAC
LOCATION.



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS WELL PRESENTED THREE DOUBLE BEDROOM SEMI DETACHED HOUSE POSITIONED QUIETLY AWAY IN THIS FRIENDLY WELL REGARDED CUL DE SAC LOCATION.

With accommodation over two floors, the ground floor comprises an entrance hall, spacious through lounge diner, and kitchen. The first floor landing then provides access to three good size bedrooms and a bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking, garage and generous garden space with a variety of different planted areas to the rear.

The property is located favourably within close proximity of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland. There is also easy access to good transport links 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.

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



ENTRANCE HALL

10'9" x 6'0" (3.28 x 1.84)

uPVC panel and double glazed front entrance door with full height double glazed window to the side of the door, staircase rising to the first floor with useful understairs storage area, telephone point, radiator. Doors to through lounge and kitchen.

THROUGH LOUNGE DINER

24'3" x 11'1" (7.41 x 3.40)

To the front there is the living area with a double glazed window to the front with fitted blinds, radiator, media points, remote control operated wall hung fire, coving. The lounge then opens out to the dining area to the rear with second radiator, coving, sliding double glazed patio doors opening out to the rear garden.

KITCHEN

10'10" x 8'3" (3.32 x 2.54)

Equipped with a contrasting range of fitted base and wall storage cupboards with roll top work surfaces incorporating an inset single sink and draining board with central swan neck mixer tap and decorative tiled splashbacks. Fitted counter-level four ring gas hob with extractor over and oven beneath. Space for fridge/freezer, plumbing for washing machine and slimline dishwasher. Double glazed windows to the left hand side and rear, uPVC panel and double glazed exit door to the rear garden decking, useful understairs pantry style cupboard with shelving and housing of the gas fired conventional boiler system.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom.

BEDROOM ONE

11'5" x 11'0" (3.49 x 3.36)

Double glazed window to the rear, radiator, freestanding wardrobes.

BEDROOM TWO

12'11" x 11'8" (3.95 x 3.56)

Double glazed window to the front, radiator, loft access point with pulldown loft ladders to a partially boarded, lit and insulated loft space.

BEDROOM THREE

10'0" x 8'7" (3.05 x 2.62)

Double glazed window to the front with fitted blinds, radiator.

BATHROOM

8'1" x 5'10" (2.47 x 1.80)

White three piece suite comprising "P" shaped bath with glass shower screen, mixer tap and Mira electric shower over, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Double glazed window to the rear, partial wall tiling, chrome heated ladder towel radiator, wall mounted mirror fronted bathroom cabinets. Airing cupboard housing hot water cylinder.

OUTSIDE

To the front of the property there is a shared tarmac driveway to the front which then provides off-street parking down the left hand side of the property. There is further parking space with decorative plum slate chippings to either side of the paved parking space, access to the front entrance door, pedestrian access leading down to the rear garden and garage.

TO THE REAR

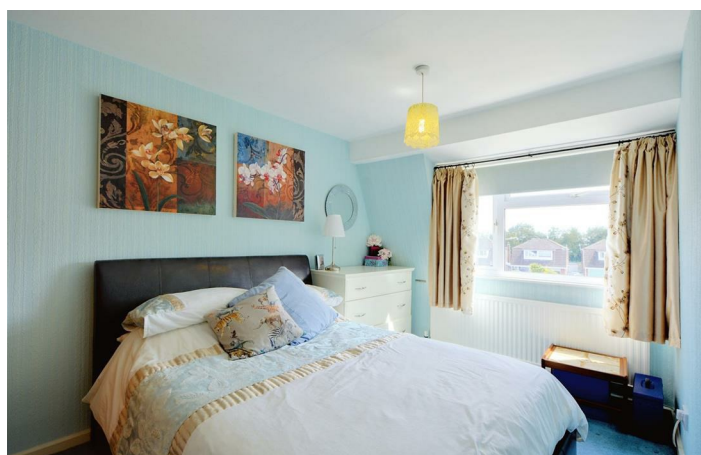
The rear garden is extremely well established and set into various sections with an initial decked entertaining space with retaining brick wall and decorative coping stones with coloured gravel chippings and planted bushes and shrubbery. To the left hand side of the garden there is a tiered rockery style garden with a ever-changing selection of colourful bushes, shrubs, trees and plants. To the top part of the garden there is a further decked seating area surrounded by a variety of fruit trees and further specimen bushes and shrubbery. To the left hand side of the plot there is a good size greenhouse and pedestrian access back around to the front. There is an external water tap and lighting point.

GARAGE

Up and over door to the front, side window, power and lighting.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction, turn left onto Longmoor Lane and proceed parallel with the canal in the direction of Long Eaton. Look for and take a right hand turn onto Hayworth Road and then take the first left onto Netherfield Road. Turn left again onto Hadstock Close, following the cul de sac into the right hand corner. The property can then be identified at the head of the cul de sac. Ref: 8087NH

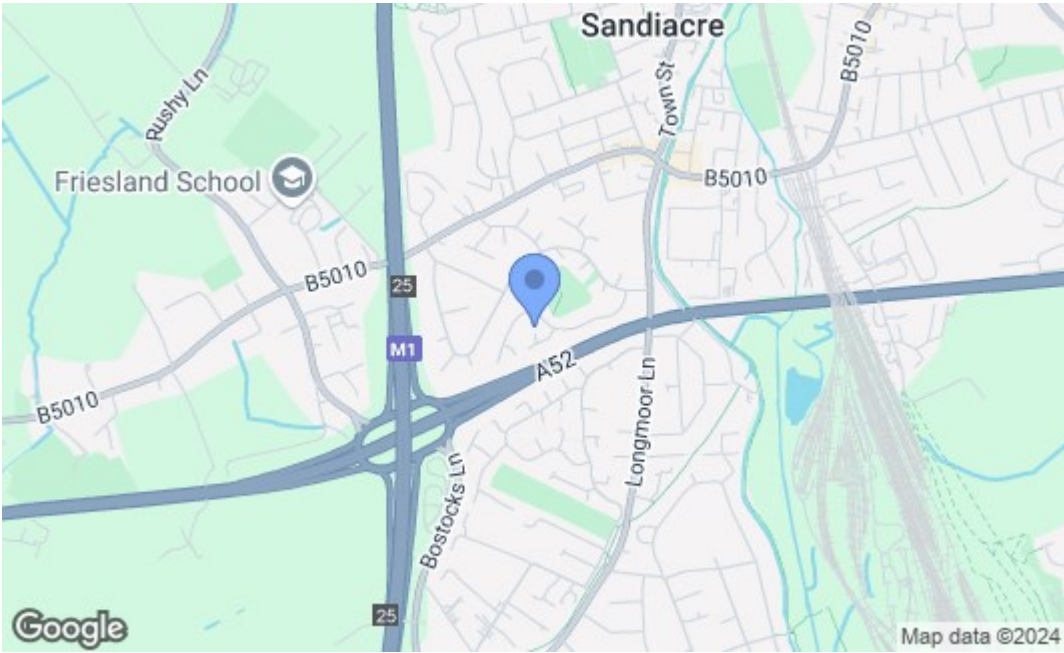




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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