Robert Ellis

look no further. . .

Stanton Road
Sandiacre, Nottingham NG10 5DD

A NEARLY NEW FIVE BEDROOM, THREE BATHROOM, FOUR TOILET DETACHED FAMILY HOUSE.

£425,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS NEARLY NEW, PARTICULARLY DECEPTIVE FIVE BEDROOM, THREE BATHROOM, FOUR TOILET, THREE STOREY DETACHED FAMILY HOUSE.

The property comes fitted with a modern and stylish interior with the functionality and economic benefit of a modern home.

The accommodation comprises entrance hallway through to a cloaks/w.c., lounge, open plan family dining kitchen and utility room to the ground floor. The first floor landing then provides access to principal bedroom with dressing room and en suite facilities, bedrooms 2, 3, 4 and family bathroom. A further staircase then rises to the guest en suite bedroom with fitted wardrobes within the eaves storage space.

Other benefits to the property include gas fired central heating from a combination boiler, double glazing, off-street parking and generous garden to the rear.

Further features include an impressive open plan family dining kitchen with bi-fold doors opening out to the rear garden, two of the larger bedrooms benefit from en suite facilities, with the master suite also having a dressing room.

The property itself is situated within this popular and established residential location, only a few minutes walk away from the local highly regarded primary school and other schooling including Ladycross, Cloudside and Friesland Schools. There is also easy access to a regular bus service, open countryside and for those wishing to commute, the A52, for Nottingham and Derby, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus all situated a short distance away.

A block paved forecourt provides off-street parking for 2/3 cars to the front and the rear gardens have been re-designed by the current owners with generous feature patio are and garden shed.

The property also benefits from a replacement new build ten year warranty, taken out by the current owners in 2021, together with a security alarm system and the adaptability of three storey accommodation.

We believe the property would make an ideal long-term family home and highly recommend an internal viewing to fully appreciate the specification and size of the property.

ENTRANCE HALL
17'8" x 8'3" (5.41 x 2.53)
Composite and double glazed front entrance door, radiator, stairs rising to the first floor, spotlights, laminate flooring, walk-in cloaks cupboard and doors to w.c., living room and kitchen.

CLOAKS/W.C.
6'1" x 3'1" (1.87 x 0.94)
Incorporating a modern two piece suite comprising wash hand basin with mixer tap, tiled splashbacks, storage cupboard beneath and push-flush w.c. Laminate flooring, radiator, double glazed window to the front, spotlights and extractor fan.

LOUNGE
15'1" x 11'7" (4.61 x 3.55)
T.v., network and media points, radiator, laminate flooring and double glazed window to the front.

OPEN PLAN FAMILY DINING KITCHEN
20'5" x 15'4" narrowing to 10'5" approx (6.24 x 4.68 narrowing to 3.19 approx)
Incorporating a comprehensive range of matching fitted wall, base and drawer units with contemporary work surfaces and inset 1½ bowl sink unit with single drainer and mixer tap. Built-in electric double oven, electric induction hob with extractor over, integrated dishwasher, fridge and freezer, radiator, t.v. and network points, high gloss porcelain tiled flooring and bi-fold doors opening out to the rear garden, tiled floor and spotlights.

UTILITY ROOM
5'0" x 4'8" (1.54 x 1.43)
Plumbing for washing machine, appliance space, wall mounted gas combination boiler (for central heating and hot water), composite side exit door, tiled floor and worktop space.

FIRST FLOOR LANDING
Accessed from an attractive dog-leg staircase which continues to the second floor, radiator, spotlights and doors to all first floor rooms.

PRINCIPAL BEDROOM 1
11'8" x 11'7" (3.57 x 3.55)
Radiator, TV & Network point, double glazed window to the front and fitted blinds.

DRESSING ROOM
6'8" x 4'9" (2.04 x 1.47)
Useful space for coats, clothes and shoes.

EN SUITE SHOWER ROOM
6'6" x 4'11" (2 x 1.51)
Incorporating a three piece suite comprising wash hand basin with mixer tap and tiled splashbacks, push-flush w.c. and shower cubicle with twin mains fed shower attachments, contemporary tiling, radiator, double glazed window to the side, spotlights and extractor fan.

BEDROOM 2
11'10" x 10'3" (3.63 x 3.13)
Radiator, TV & Network point and double glazed window to the rear.

BEDROOM 3
9'10" x 8'6" (3.02 x 2.61)
Radiator, t.v. and network points and double glazed window to the rear.

BEDROOM 4
9'4" x 8'5" (2.86 x 2.58)
T.v. and network points, radiator and double glazed window to the front.

BATHROOM
7'1" x 6'7" (2.16 x 2.01)
Incorporating a modern three piece suite comprising wash hand basin with mixer tap and tiled splashbacks, push-flush w.c. and panel bath with dual head shower attachment over and glass shower screen, radiator, tiled splashbacks, double glazed window to the side and extractor fan.

SECOND FLOOR LANDING
Wall light points and double glazed window to the side.

ATTIC GUEST ROOM
16'9" x 16'6" (5.11 x 5.03)
Two radiators, one of which being within the fitted double wardrobes, fitted eaves storage space with one set of twin opening doors and a further single door providing access to the eaves storage, t.v. and network points, spotlights, two Velux double glazed roof windows and door to en suite.

EN SUITE 2
8'0" x 3'8" (2.44 x 1.13)
Incorporating a three piece suite comprising wash hand basin with mixer tap, push-flush w.c. and shower cubicle with twin mains fed shower heads over. Radiator, tiled splashbacks, shaver point, tiled floor and spotlights.

OUTSIDE
The property is set back from the road with a recently laid block paved forecourt providing off-street parking. There is gated pedestrian access at the side of the house leading to the rear garden. The rear garden comprises a feature patio area surrounding the rear elevation, with contemporary tiled retaining wall leading onto a landscaped rear garden comprising a wide variety of mature bushes, shrubs and plants. There is also a useful timber storage shed, external power supply, water tap and security lighting. The garden is enclosed by timber fencing to the boundary lines.

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 right onto Town Street and proceed parallel with the canal in the direct of New Stanton. At the bend in the road turn left onto Church Street and following the 'S' onto Stanton Road. Continue along in the direction of the Motorway bridge and the property can then be found on the right hand side.

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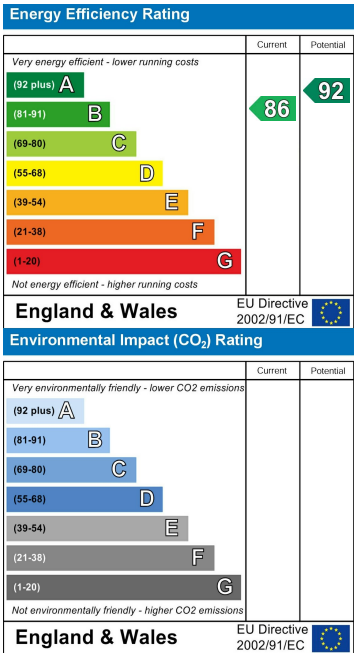

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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