Robert Ellis

look no further. . .

Kilverston Road
Sandiacre, Nottingham NG10 5AY

A FOUR BEDROOM DETACHED FAMILY HOME.

£400,000 Freehold

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Tucked away in a small cul de sac on a larger than average garden plot is this four bedroom, three reception detached family home.

Built in 1999, this relatively modern property comes to the market in a ready to move into condition and has been particularly well maintained and improved over the years by the current owner. This property boasts many features including contemporary open plan dining kitchen which offers a great open space for socializing and entertaining and includes a breakfast bar and built-in appliances. This enjoys French doors opening out to the rear garden. There is a separate utility room, uPVC double glazed conservatory and three reception rooms including a lounge, dining room and an additional sitting room. There is plenty of space to relax, study and play.

Located on a small, private cul de sac serving four properties off Kilverston Road, the property benefits from ample off-street parking and leads to a detached brick built double garage. The rear garden is larger than many with a central area laid to lawn and two terraced patio seating areas. Situated in this popular and convenient residential suburb, great for families and commuters alike, as schools for all ages are within walking distance and for those who enjoy outdoor activities and space, there are playing fields and Stoney Clouds Nature Reserve within walking distance. The location offers great commutability, being a short drive to Junction 25 of the M1 motorway and the A52 linking Nottingham and Derby.

The property is centrally heated from a combination boiler and has modern uPVC double glazed windows throughout. Offered for sale with NO UPWARD CHAIN, an internal viewing of this great family home comes highly recommended.

ENTRANCE HALL
A welcoming central hallway, composite double glazed front entrance door, stairs to the first floor, doors to living room, lounge, kitchen and cloaks/WC.

CLOAKS/WC
Housing a two piece suite comprising wash hand basin and low flush WC.

LIVING ROOM
13'8" x 8'2" (4.18 x 2.50)
A versatile room currently used as a second sitting room but could equally be used as a home office, play room, etc. Radiator, double glazed bay window to the front.

LOUNGE
17'0" x 10'0" (5.19 x 3.07)
Living flame effect gas fire with Adam-style surround, radiator, double glazed bay window to the front, double doors leading to the dining room.

DINING ROOM
9'4" x 8'9" (2.87 x 2.68)
Radiator, connecting door to dining kitchen, double glazed windows and French doors opening into the conservatory.

CONSERVATORY
12'11" x 10'2" (3.95 x 3.10)
uPVC double glazed windows with French doors opening onto the patio area.

DINING KITCHEN
15'5" x 10'3" at widest point (4.70 x 3.13 at widest point)
Incorporating a range of modern fitted wall, base and drawer units, with square edge work surfacing, matching breakfast bar, inset one and a half bowl sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Plumbing and space for dishwasher. Fridge/freezer. Double glazed window to the rear, double glazed French doors opening to the rear patio, door connecting to utility room.

UTILITY ROOM
8'2" x 5'1" (2.49 x 1.55)
Base with worktop over, inset stainless steel sink unit. Wall mounted gas boiler (for central heating and hot water). Plumbing and space for washing machine, tumble dryer space. Composite double glazed side exit door.

FIRST FLOOR LANDING
Built-in airing cupboard, doors to bedrooms and bathroom.

BEDROOM ONE
13'1" x 10'5" (4.01 x 3.19)
Two built-in wardrobes, radiator, double glazed window to the front, door to en-suite.

EN-SUITE
A modern suite comprising wash hand basin with vanity unit, low flush WC and walk-in shower cubicle with electric shower. Radiator, double glazed window.

BEDROOM TWO
13'1" x 8'5" (4.01 x 2.57)
Built-in cupboard, radiator, double glazed window to the front.

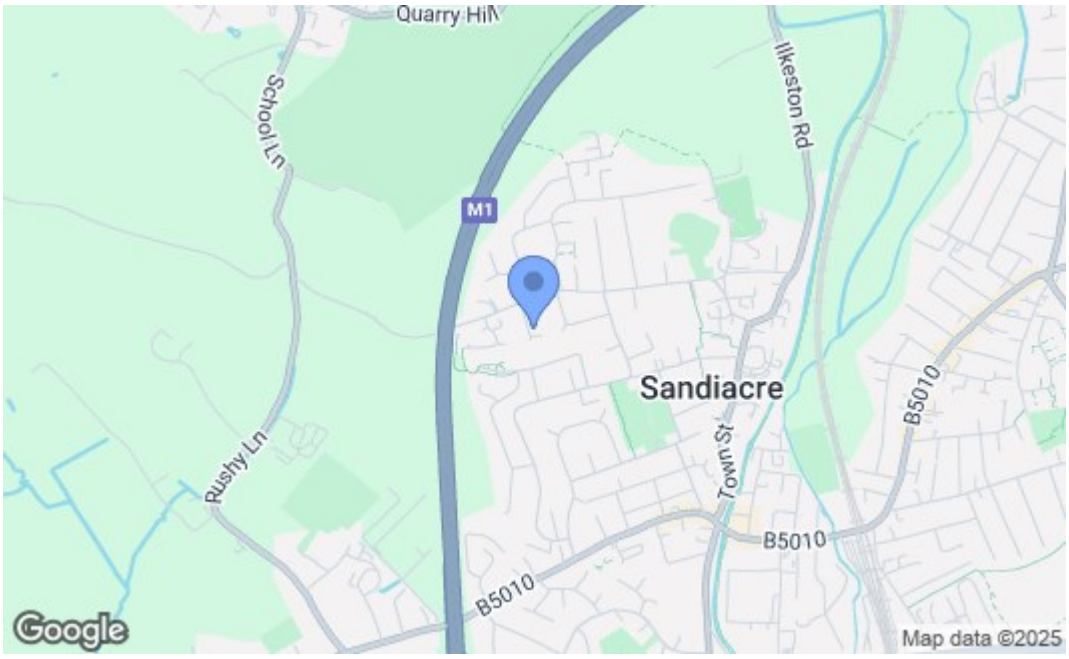
BEDROOM THREE
10'0" x 8'4" (3.07 x 2.56)
Radiator, double glazed window to the rear.

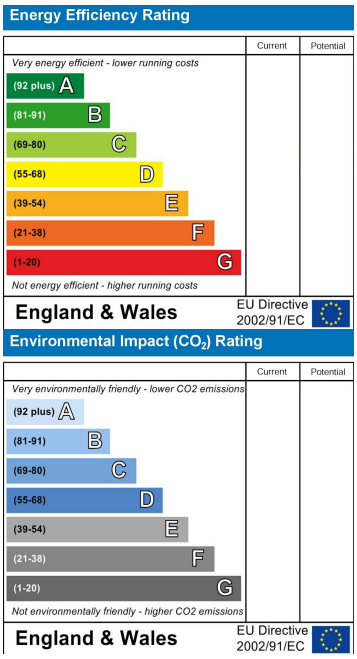
BEDROOM FOUR
9'8" x 6'10" (2.96 x 2.09)
Radiator, double glazed window to the rear.

FAMILY BATHROOM
6'9" x 6'9" (2.06 x 2.06)
Modern three piece suite comprising wash hand basin with vanity unit, low flush WC and bath with mixer shower attachment and screen. Partially tiled walls, radiator, double glazed window.

OUTSIDE
The property is situated in the left hand corner of a small cul de sac off Kilverston Road. There are two sections of garden, both laid to lawn and there is a driveway and forecourt providing parking for up to four cars. This leads to the garage. Gated pedestrian access at the side of the house leads to the rear garden which is generously proportioned and offers a good degree of privacy. Beyond the rear elevation, there is a large patio terraced area with dwarf retaining wall and circular raised bed. The central section of the garden is laid to lawn and at the foot of the plot is a shaped terraced decked area. There are some colourful evergreen trees and shrubs.

GARAGE
18'0" x 18'3" (5.50 x 5.58)
Twin up and and over doors, light and power, courtesy door leading to the rear garden.





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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