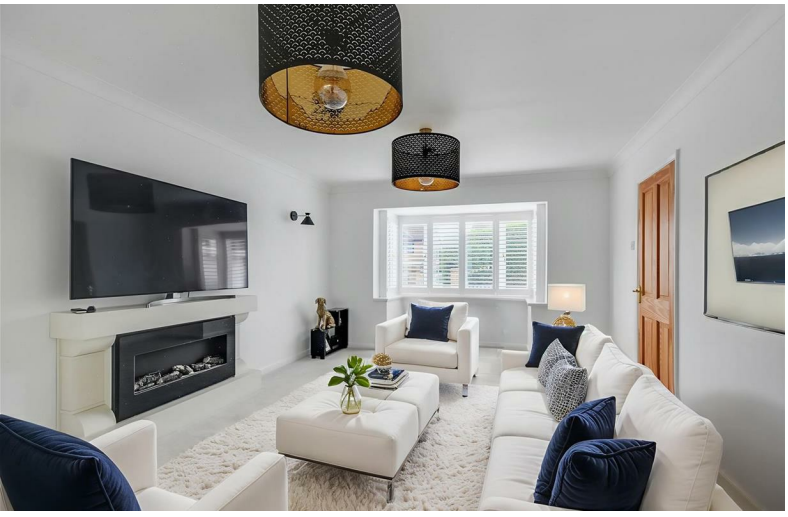
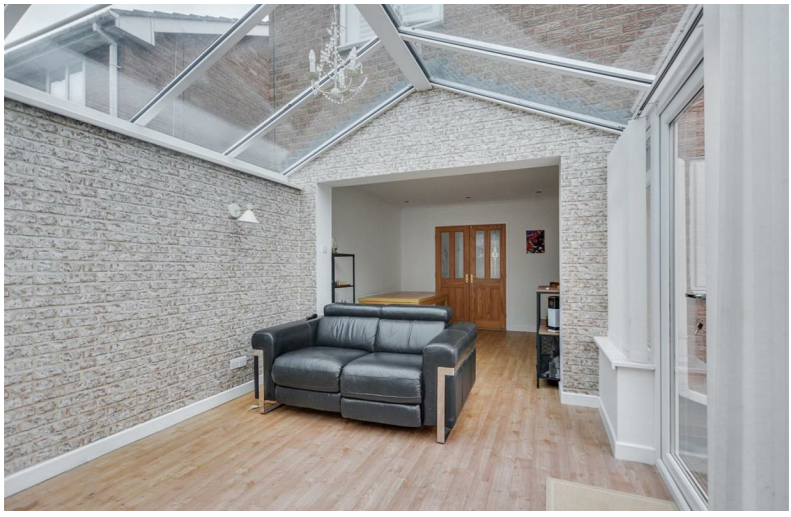
Robert Ellis

look no further. . .





The Heath
Giltbrook, Nottinghamshire NG16 2UU

AN EXECUTIVE STYLE FOUR BEDROOM DETACHED FAMILY HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£395,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXECUTIVE STYLE DETACHED FOUR BEDROOM, TWO BATHROOM, THREE TOILET FAMILY HOUSE POSITIONED AT THE HEAD OF THIS ESTABLISHED RESIDENTIAL CUL DE SAC.

With the added benefit of being brought to the market with NO UPWARD CHAIN, the property also benefits from gas fired central heating, double glazing, ample off-street parking accessed via electrically operated gates, EV charging point, detached double garage, backing onto local parkland, and private garden land to the rear.

The accommodation comprises entrance hallway with useful store cupboard and ground floor two piece WC, box bay fronted living room, dining area and garden room, as well as a fitted breakfast kitchen to the ground floor. The first floor landing then provides access to four bedrooms (principal bedroom with en-suite), family bathroom and boarded out loft space.

Locally, the property offers easy access to excellent nearby transport links to and from the surrounding area, such as Junction 26 of the M1 motorway and local A roads. There is also easy access to the nearby train station, as well as ample outdoor countryside access. Near to the property, there is a local Budgens convenience store, as well as a children's play park and access to Giltbrook Retail Park is a short distance away.

We believe the property will make an ideal growing family home and we highly recommend an internal viewing.

ENTRANCE HALL
18'0" x 8'0" (5.49 x 2.44)
uPVC panel and double glazed front entrance door accessed via the block paved driveway to the front, coving, LED spotlights, staircase rising to the first floor with decorative wood spindle balustrade, radiator, double glazed window to the side, useful utility cupboard, doors to the living room, kitchen and ground floor WC, laminate flooring.

WC
7'2" x 3'4" (2.20 x 1.02)
Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and storage cabinets/drawers beneath. Double glazed window to the front, coving, spotlights, wall mounted electrical consumer box, ladder-style towel radiator.

UTILITY CUPBOARD
Plumbing for washing machine (included) with granite-style worktop space above, LED spotlight, coat pegs, wall mounted Viessmann gas fired boiler for central heating and hot water purposes.

LIVING ROOM
19'10" x 12'3" (6.06 x 3.74)
Walk-in double glazed box bay window to the front (with fitted shutters), two radiators, coving, wall light points, media sockets, central stone effect fireplace incorporating log effect electric fire. Double doors lead through to the dining area.

DINING AREA
10'2" x 10'1" (3.12 x 3.09)
Coving, radiator, LED spotlights, double doors linking through to the living room and also back through to the kitchen. Opening through to the garden room.

GARDEN ROOM
12'9" x 10'7" (3.90 x 3.23)
Brick and double glazed construction with pitched glass roof with central heating radiator, wall light points, double glazed windows to both the side and rear (side windows have fitted blinds), uPVC double glazed French doors opening out to the rear garden, media points.

KITCHEN
15'11" x 10'1" (4.87 x 3.09)
The kitchen comprises a matching range of "L" shaped fitted base and wall storage cupboards and drawers, with granite-style roll top work surfaces incorporating one and half bowl sink unit with draining board and central mixer tap which incorporates an instant hot water tap and filter, fixed breakfast bar with matching granite-style worktops and splashbacks, radiator, understairs storage area, double glazed windows to the rear (with fitted roller blinds), tile effect flooring, uPVC panel and double glazed exit door to the front/side courtyard, further doors lead through to the hallway and back through to the dining area, coving, glass fronted crockery cupboards, tiled splashbacks. Including within the sale : CDA range-style cooker with five ring gas top burner and double electric oven beneath with curved extractor canopy over, integrated appliances which include fridge/freezer and dishwasher, as well as an in-built CDA microwave.

FIRST FLOOR LANDING
Doors to all bedrooms and family bathroom suite. Coving and loft access point with wooden pull-down loft ladders to a boarded out loft space approximately 50sqm, ideal for storage, with lighting and insulation.

BEDROOM ONE
13'11" x 10'7" (4.25 x 3.25)
Double glazed window to the front (with fitted shutters), radiator, coving, LED spotlights, range of fitted bedroom furniture including two full height floor to ceiling double wardrobes, dressing unit, drawers and bedside cabinets. Door to en-suite.

EN-SUITE
6'8" x 5'4" (2.04 x 1.65)
Modern three piece suite comprising tiled and enclosed shower cubicle with foldaway glass shower door, dual attachment mains shower, corner wash basin with mixer tap and storage cabinets beneath, push flush WC. Wall mounted bathroom cabinet, chrome ladder towel radiator, tiling to the walls and floor, LED spotlights and extractor fan.

BEDROOM TWO
11'7" x 10'7" (3.54 x 3.25)
Double glazed window to the rear (with fitted shutters), radiator, coving, TV point, fitted floor to ceiling double wardrobe.

BEDROOM THREE
10'11" x 8'5" (3.33 x 2.58)
Double glazed window to the front (with fitted shutters), radiator, coving, fitted floor to ceiling double wardrobe.

BEDROOM FOUR
8'6" x 6'9" (2.60 x 2.06)
Double glazed window to the rear (with fitted shutters), radiator, coving, fitted floor to ceiling single wardrobe.

FAMILY BATHROOM
9'8" x 5'9" (2.97 x 1.76)
Four piece suite comprising tiled in bath with central swan-neck mixer tap and handheld shower attachment, walk-in tiled shower cubicle with sliding glass screen/door with dual attachment mains shower, wash hand basin with swan-neck mixer tap and storage cabinets beneath, push flush WC. Tiling to the walls and floor, double glazed window to the side, chrome ladder towel radiator, LED spotlights, extractor fan.

OUTSIDE
To the front, there is a lowered kerb entry point to a spacious block paved driveway providing off-street parking for several vehicles, accessed via electrically operated double width gates, as well as a matching archway style wrought iron pedestrian gate and railings within the brick wall and pillars. The front driveway then provides access to the detached pitched roof double garage via twin up and over doors, EV charging point, front garden lawn screened by hedgerow to the boundary line and access to the front entrance door. External lighting, pedestrian wrought iron gate leading to the side courtyard and rear garden.

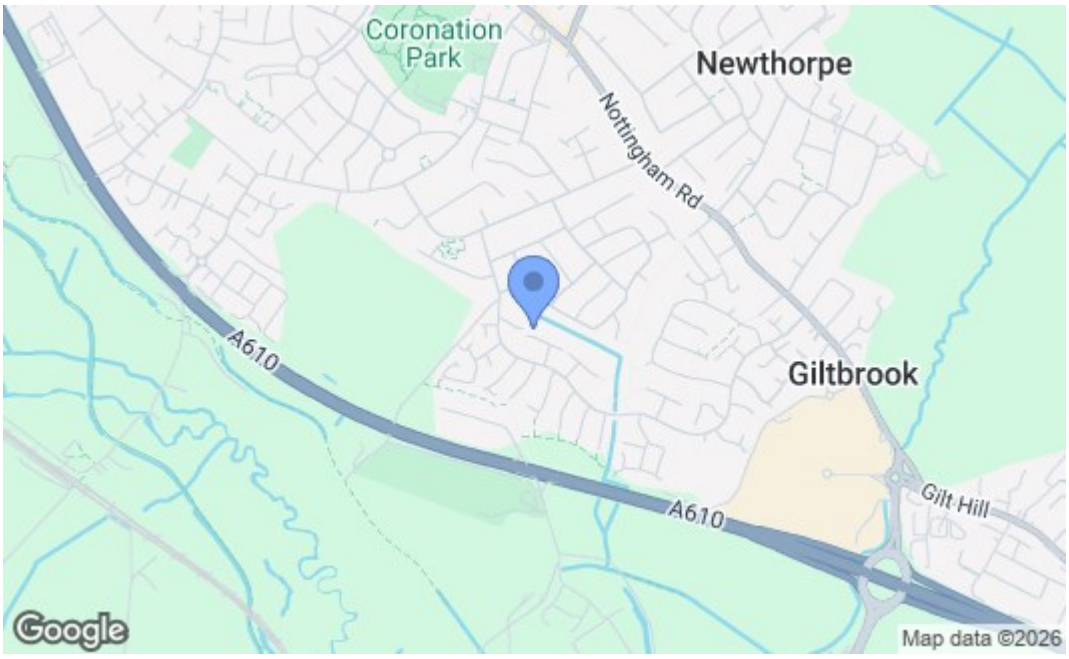
TO THE REAR
The rear garden is enclosed by timber fencing with concrete support posts to the boundary line and benefits from a block paved patio seating area leading onto an artificial lawn section beyond which is a decked entertaining space. There is a block paved pathway which proceeds to a rear access gate leading onto the park to the rear.

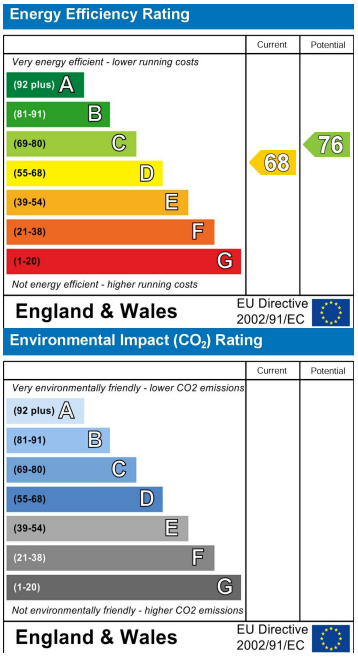
DETACHED DOUBLE GARAGE
Brick constructed with pitched tiled roof with twin up and over doors to the front. The garage also has the benefit of a personal access door to the rear, as well as power and lighting points.

SIDE COURTYARD
Continuation of the block paving providing access via a personal access door to the garage and continues around to provide further access into the rear garden.

DIRECTIONS
Proceed away from the IKEA Retail Park in the direction of Giltbrook before taking and eventual left hand turn at the traffic light junction. Continue past Budgens convenience store and play park on the left and then take a right hand turn onto The Heath. Follow the bend in the road to the left and the property can be found at the head of the cul de sac, identified by our For Sale board.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.





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