Robert Ellis

look no further. . .

Hayworth Road
Sandiacre, Nottingham NG10 5LL

A PARTICULARLY DECEPTIVE THREE DOUBLE BEDROOM SEMI DETACHED HOUSE.

£239,995 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS PARTICULARLY DECEPTIVE THREE DOUBLE BEDROOM SEMI DETACHED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

Behind the front door lies a surprisingly spacious family home with large open plan living room, dining kitchen with modern quality units, and conservatory beyond. The stairs then offer access to the first floor where there are three genuine double bedrooms and shower room/WC.

The property is set back from the road with parking for two/three vehicles at the front leading to what was previously a garage but now a useful reduced size store room. The rear garden has been landscaped and much improved by the current owners, offering a lovely patio and decked seating area, accompanied by a generous enclosed lawned garden.

The property is located within this popular residential suburb ideally situated for good local schools of all ages such as Ladycross, Cloudside and Friesland schools. There is also easy access to good transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

The property boasts accommodation over two floors, the ground floor comprising entrance lobby, generous full width lounge area, dining kitchen and conservatory. The first floor landing then provides access to three double bedrooms and shower room.

The property also benefits from gas fired central heating, double glazing, off-street parking, generous garden space and lovely views from the rear.

We believe that the property would make a good long term family home and highly recommend an internal viewing.

ENTRANCE LOBBY
4'2" x 3'11" (1.28 x 1.21)
uPVC and double glazed front entrance door, radiator, wall light point, panel and glazed door to the lounge.

"L" SHAPED LOUNGE
17'10" x 15'5" reducing to 11'6" (5.44 x 4.70 reducing to 3.52)
Media points, wall light points, laminate flooring, radiator, useful understairs storage cupboard, Adam-style fire surround with ignition fired wall mounted fire and marble insert and hearth.

DINING KITCHEN
17'11" x 12'5" reducing to 9'6" (5.47 x 3.80 reducing to 2.91)
Comprises an extensive range of fitted base and wall storage cupboards with granite effect square edge work surfacing incorporating single sink and draining board with central mixer tap and tiled splashbacks. Plumbing for washing machine, integrated dishwasher, space for cooker with extractor canopy over, in-built microwave, glass fronted crockery cupboards, display shelving, wine rack, ample ceiling spotlights, space for dining table and chairs, double glazed window to the rear, sliding double glazed patio doors opening out to the conservatory, tile floor, space for American style fridge/freezer (if required), useful understairs storage cupboard which also houses the Baxi gas fired combination boiler (for central heating and hot water purposes).

CONSERVATORY
12'4" x 9'6" (3.77 x 2.91)
Brick and double glazed conservatory with sloping polycarbonate roof, double glazed windows to the side and rear (all with fitted roller blinds), uPVC panel and double glazed pedestrian door access out to the garden, radiator, wall light points and tile floor.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted Roman blind), doors to all bedrooms and shower room.

BEDROOM ONE
14'9" x 10'5" (4.52 x 3.18)
Double glazed window to the front (with fitted blinds), and radiator.

BEDROOM TWO
10'4" x 9'6" (3.17 x 2.91)
Double glazed window to the rear overlooking the rear garden and offering views over towards Stapleford. Radiator, exposed and painted floors, and a range of fitted wardrobes and overhead storage cupboards.

BEDROOM THREE
12'0" x 7'3" (3.66 x 2.23)
Double glazed window to the front, radiator, and exposed and painted floorboards.

SHOWER ROOM
7'3" x 6'3" (2.21 x 1.91)
Three piece suite comprising double size shower cubicle with sliding glass shower door and mains shower, wash hand basin with waterfall style mixer tap and storage cupboards beneath, hidden cistern push flush WC. Double glazed window to the rear, chrome heated ladder towel radiator, tiled floor, tiled walls, spotlights, fixed bathroom cabinets and mirror, loft access point.

OUTSIDE
To the front of the property there is a driveway providing off-street parking for two/three vehicles (depending on car size), front garden lawn and stepped access to the front entrance door. The front also offers access to what previously was the garage which is now a useful storage area.

REAR GARDEN
Enclosed by timber fencing and screening to the boundary lines offering an up to date more recent landscaped garden with generous lawn sections, paved and decked patio seating areas (ideal for entertaining), raised and planted flowerbeds, and a range of decorative slate chippings. The garden also consists of an external water tap and lighting point. Pedestrian access to the front.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed over the bridge onto Station Road Sandiacre and continue towards the Sandiacre traffic light junction. At the junction, turn left onto Longmoor Lane heading in the direction of Long Eaton. Take a right hand turn onto Hayworth Road. The property can be found on the right hand side.

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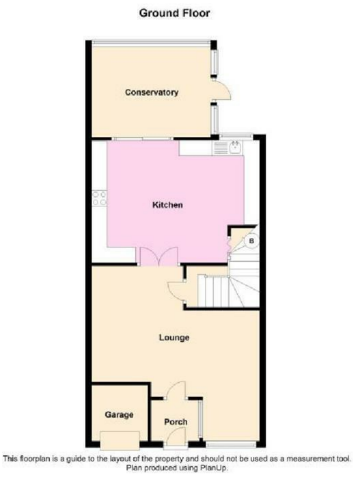

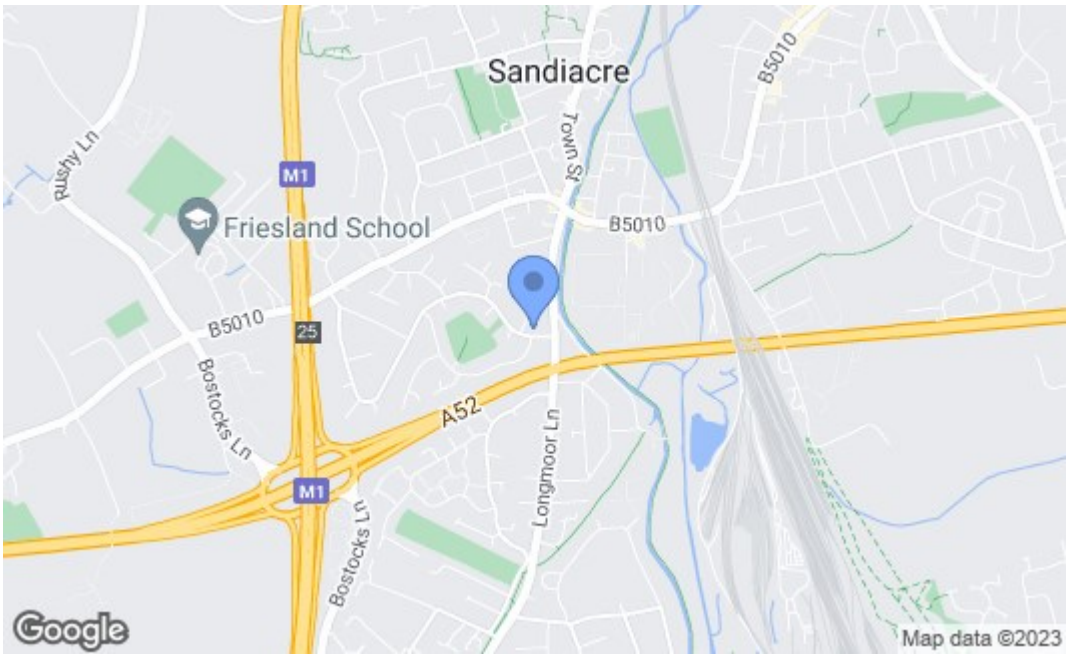

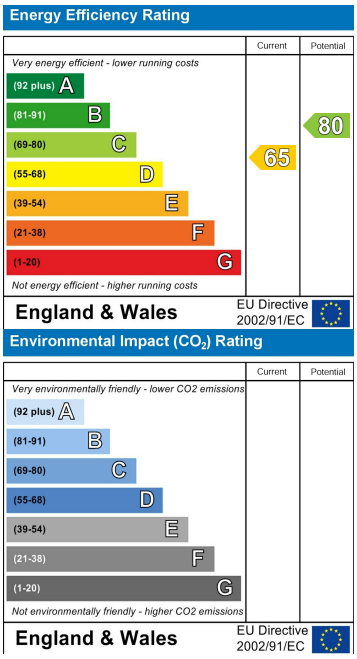

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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