



Gatcombe Grove
Sandiacre, Nottingham NG10 5PN

£385,000 Freehold

A FOUR BEDROOM THREE BATHROOM
DETACHED FAMILY HOUSE
CONSTRUCTED BY BOVIS HOMES IN 1985
OFFERED FOR SALE WITH NO UPWARD
CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH NO UPWARD CHAIN FOR THE FIRST TIME SINCE CONSTRUCTION IN 1985 BY BOVIS HOMES THIS FOUR BEDROOM THREE BATHROOM DETACHED FAMILY HOUSE SITUATED WITHIN THIS POPULAR AND NOW ESTABLISHED RESIDENTIAL NO-THROUGH ROAD CUL DE SAC LOCATION.

Originally, the builder's show home, the property has since been extended to the rear with a large and spacious brick and double glazed conservatory enhancing the living space to the ground floor whilst the property also boasts a main bedroom with en-suite, family bathroom and ground floor shower room.

The accommodation as a whole comprises entrance hall with staircase rising to the first floor with useful understairs storage cupboard, spacious living room, large conservatory, separate dining room, breakfast kitchen and shower room to the ground floor. The first floor landing then provides access to four bedrooms, en-suite shower room, and family bathroom.

The property also benefits from gas fired central heating, double glazing, off-street parking, detached double garage with power and lighting, enclosed garden space backing onto local parkland.

The property sits favourably within close proximity of the shops, services and amenities within the nearby towns of Stapleford and Long Eaton. There is also easy access to good schooling for all ages such as Ladycross, Cloudside and Friesland schools. For those needing to commute, there are good transport links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

This private, non-overlooked property has a generous enclosed outdoor garden space to the rear ideal for families with pitched roof timber summerhouse, whilst also benefitting from backing onto local parkland.

We highly recommend an internal viewing to fully appreciate all aspects of the property.



ENTRANCE HALL

15'2" x 6'2" (4.63 x 1.90)

Turning staircase rising to the first floor. Hardwood double glazed window to the front, panel entrance door, coving, radiator, useful understairs storage cupboard with coat pegs, alarm control panel, telephone point, wall mounted thermostat. Doors to lounge, dining room and breakfast kitchen.

LOUNGE

22'9" x 11'5" (6.94 x 3.48)

Walk-in double glazed hardwood framed box bay window to the front, media points, coving, two radiators, central brick chimney breast and matching hearth housing coal effect gas fire with tile insert. Hardwood framed double glazed door to the conservatory.

CONSERVATORY

19'3" x 11'7" (5.87 x 3.55)

Brick and double glazed construction with tiled floor, radiator, electric ceiling fan, double glazed French doors opening out to the rear garden.

DINING ROOM

11'2" x 9'7" (3.42 x 2.94)

A room that could easily double up as a home office or playroom, with hardwood double glazed window to the front (with fitted blinds), radiator, coving.

BREAKFAST KITCHEN

12'11" x 12'5" (3.95 x 3.81)

The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted counter level four ring gas hob with extractor over, in-built eye level oven and grill, plumbing for washing machine and dishwasher, space for table and chairs, further space for full height fridge/freezer, hardwood framed double glazed window to the rear overlooking the rear garden, panel exit door to outside, tile effect flooring, radiator.

SHOWER ROOM

8'3" x 3'11" (2.53 x 1.21)

Three piece suite comprising walk-in tiled shower cubicle with Mira Sport electric shower, push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Fully tiled walls and floor, chrome heated ladder towel radiator, additional traditional radiator, wall mounted bathroom mirror with lighting point, extractor fan.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Loft access point to an insulated loft space. Airing cupboard housing the hot water cylinder with shelving above.

BEDROOM ONE

16'0" x 9'10" (4.89 x 3.02)

Double glazed hardwood framed window to the rear overlooking the rear garden and parkland beyond, radiator, coving, fitted wardrobes and drawers. Door to en-suite.

EN-SUITE

7'8" x 6'1" (2.35 x 1.86)

Three piece suite comprising tiled and enclosed shower cubicle with Mira

Sport electric shower, push flush WC and wash hand basin with mixer tap. Majority wall tiling, tiled floor, shaver point, mirror fronted wall mounted bathroom cabinet, hardwood framed double glazed window to the rear.

BEDROOM TWO

13'1" x 7'8" (4.00 x 2.36)

Two hardwood framed double glazed windows to the front, radiator, double fitted overstairs storage cupboard.

BEDROOM THREE

11'6" x 9'7" (3.53 x 2.94)

Hardwood framed double glazed window to the front, radiator, fitted double overstairs storage cupboard.

BEDROOM FOUR

9'2" x 7'7" (2.81 x 2.33)

Hardwood framed double glazed window to the rear overlooking the park beyond, radiator.

BATHROOM

6'11" x 5'6" (2.13 x 1.70)

Three piece suite comprising panel bath with mixer tap and handheld shower attachment, push flush WC and wash hand basin with mixer tap. Partial wall tiling, tiled floor, hardwood framed double glazed window to the rear, shaver point and radiator.

OUTSIDE

To the front of the property there is a lowered kerb entry point providing access to the tarmac driveway which in turn provides off-street parking and leads to the detached double garage and offers a pedestrian gated access into the rear garden. The front has a split garden lawn with planted flowerbeds and a pathway providing access to the front entrance door.

TO THE REAR

The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary line, matching pathway and patio area (ideal for entertaining), gated pedestrian access back around to the front, personal access door to the garage, garden lawn with planted borders housing a variety of mature and specimen bushes, shrubs and plants, external water tap, lighting point, useful pitched roof timber summerhouse with Georgian-style entrance doors.

DETACHED DOUBLE GARAGE

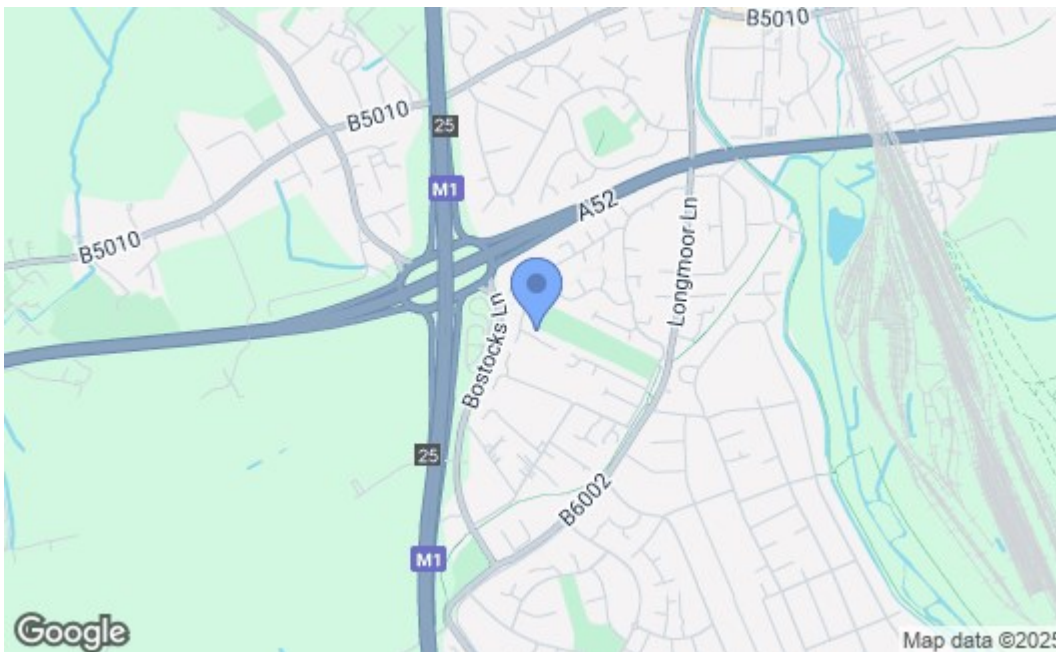
18'6" x 16'7" (5.66 x 5.07)

Twin up and over doors to the front, power, lighting points, pitched roof with storage space.

DIRECTIONAL NOTE

From our Stapleford Office proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction, turn left onto Longmoor Lane and proceed in the direction of Long Eaton. Look for and take a right hand turn onto Sandringham Road and follow the bend to the right, turning right onto Kensington Road. Take a right hand turn onto Buckingham Road, and then turn left onto Gatcombe Grove. The property can then be found on the right hand side, identified by our For Sale board. Ref: 8181NH.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		69	
(69-80) C			
(55-68) D			
(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	

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.