



Oakfield Drive  
Sandiacre, Nottingham NG10 5NH

**Offers Over £415,000 Freehold**

AN INDIVIDUAL FOUR BEDROOM  
DETACHED FAMILY HOUSE.



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS INDIVIDUALLY DESIGNED FOUR BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall with useful understairs storage space, spacious living room, dining area, kitchen with feature quartz worktops, utility room, inner lobby and shower room. The first floor landing then provides access to four good sized bedrooms and a family bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking, integral garage, enclosed garden whilst also being well positioned with easy access to nearby transport links including the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

The property is located within easy reach of excellent nearby schooling for all ages and a variety of shopping facilities and amenities in the nearby towns of Stapleford and Long Eaton.

We believe the property would make an ideal long term family home and therefore highly recommend an internal viewing.



### ENTRANCE HALL

15'10" x 5'10" (4.84 x 1.80)

uPVC panel and double glazed front entrance door with double glazed windows to either side of the door, useful understairs fitted storage drawers and cupboards, radiator, staircase rising to the first floor, laminated flooring, coving. Doors to living room and inner hallway.

### LIVING ROOM

16'7" x 13'7" (5.06 x 4.16)

Double glazed window to the front, laminate flooring, media points, coal effect fire, coving, ceiling rose. Opening through to the dining room.

### DINING ROOM

14'5" x 11'8" (4.40 x 3.57)

Double glazed French doors opening out to the rear garden with double glazed windows either side of the door, radiator, laminate flooring, coving, decorative ceiling rose. Opening through to the kitchen.

### KITCHEN

11'7" x 10'4" (3.54 x 3.15)

The kitchen comprises a range of matching contemporary style soft closing base and wall storage cupboards and drawers with quartz square edge work surfacing, in-built one and a half bowl sink and drainer with central mixer tap and in-built draining board. Fitted eye level oven and microwave, integrated fridge, counter level five ring gas hob with extractor canopy over, integrated dishwasher. Double glazed window to the rear, spotlights, tile effect flooring. Opening through to the utility room.

### UTILITY ROOM

7'5" x 5'9" (2.28 x 1.76)

A range of base and wall storage cupboards to match the kitchen with further quartz worktops and splashbacks, double glazed window to the rear, uPVC panel and double glazed side exit door, plumbing for washing machine, space for tumble dryer, boiler cupboard housing the 'Worcester' gas fired combination boiler (for central heating and hot water purposes). Spotlights and matching tile effect flooring to the kitchen.

### INNER HALLWAY

11'4" x 2'10" (3.46 x 0.88)

Laminate flooring. Doors to shower room and garage.

### SHOWER ROOM

6'5" x 5'10" (1.97 x 1.78)

Three piece suite comprising tiled and enclosed shower cubicle with 'Mira' electric shower, hidden cistern push flush WC, corner wash hand basin with mixer tap and double storage cupboards beneath. Two double glazed windows to the side, fully tiled walls and floor, extractor fan, mirror fronted bathroom cabinet.

### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Coving, double glazed window to the front. Loft access point to a partially boarded, lit and insulated loft space via pulldown wooden ladders.

### BEDROOM ONE

15'10" x 11'3" (4.85 x 3.44)

Double glazed window to the front, radiator, coving, mirror fronted sliding door wardrobes fitted to one wall.

### BEDROOM TWO

13'10" x 11'8" (4.22 x 3.58)

Double glazed window to the rear, radiator.

### BEDROOM THREE

14'8" x 9'7" (4.49 x 2.94)

Double glazed window to the front, radiator, coving, double walk-in wardrobe, laminate-style flooring.

### BEDROOM FOUR

10'9" x 8'9" (3.29 x 2.68)

Double glazed window to the rear, radiator.

### BATHROOM

13'9" x 8'8" (4.20 x 2.66)

Four piece suite comprising separate tiled walk-in shower area, mains drench power shower, additional handheld shower attachment, bathtub with mixer tap, wash hand basin with mixer tap with storage drawers beneath, push flush WC. Fully tiled walls and floor, ladder towel radiator, storage cupboard, double glazed window to the side.

### OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking side-by-side for two cars, side access gate leading to the rear garden, access to the garage via up and over door. There is a front shaped lawn with decorative plum slate chippings and a variety of mature bushes and shrubbery to the boundary line. The rear garden is enclosed and benefits from an extensive high quality decked area (ideal for entertaining) with covered gazebo. There is a square shaped lawn with decorative raised borders, external water tap, lighting point, power socket, gated access leading back to the front.

### INTEGRAL GARAGE

16'7" x 9'8" (5.07 x 2.97)

Up and over door to the front, double glazed window to the side, power and lighting points.

### 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 left onto Longmoor Lane and proceed in the direction of Long Eaton. Continue over the mini roundabout and take a right turn onto Springfield Avenue and follow the bend in the road to the left. Take the first left onto Oakfield Drive and the property can be found a little further along on the left hand side.

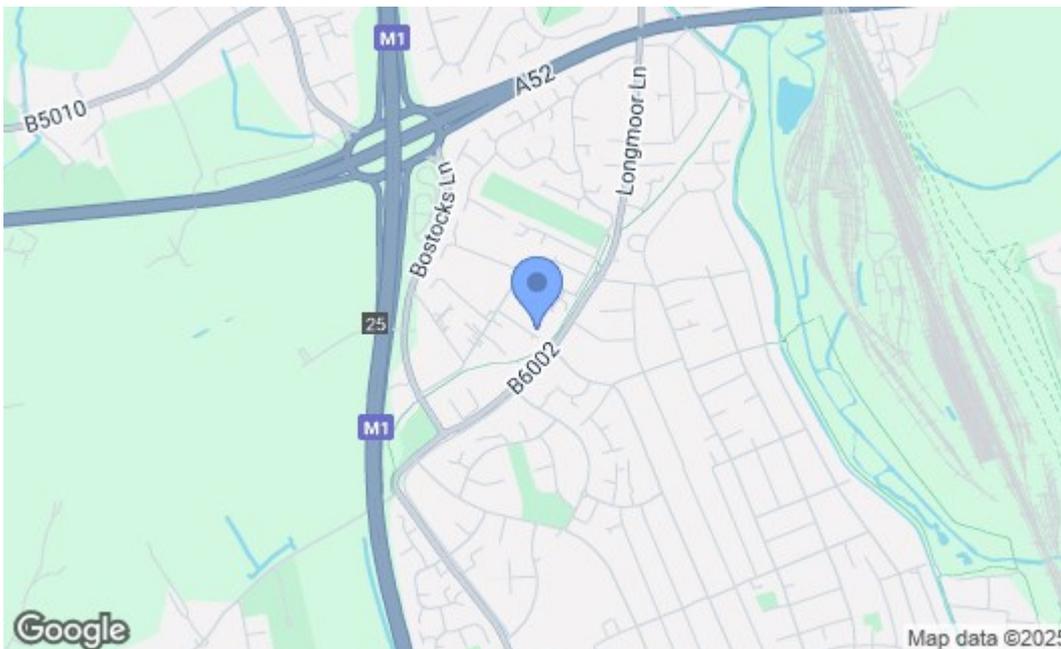
### COUNCIL TAX

Erewash Borough Council Band E.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency capabilities.  
Made with Metrage ©2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.