



**Broadlands**  
**Sandiacre, Nottingham NG10 5QE**

AN EXTREMELY WELL PRESENTED &  
EXTENDED FOUR BEDROOM DETACHED  
FAMILY HOUSE.

**Asking Price £390,000 Freehold**





ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND EXTENDED FOUR BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE SITUATED IN THIS SOUGHT AFTER AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors which comprises entrance hall with useful understairs storage, ground floor WC, utility/office, living room, sitting room and extended dining kitchen to the ground floor. The first floor landing provides access to four bedrooms (principal bedroom with en-suite facilities), and bathroom.

The property also benefits from gas fired central heating, double glazing, off-street parking (with EV charging point) and generous enclosed garden space to the rear.

The property is situated in this popular and established residential location, within close proximity of excellent nearby schooling for all ages. There is also easy access to nearby shops, services and amenities in the neighbouring towns of Stapleford and Long Eaton. For those needing to commute, there are good transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will make an ideal long term family home with its flexibility of accommodation to incorporate the ability to work from home (if required).

We highly recommend an internal viewing.





## ENTRANCE HALL

14'3" x 5'10" (4.36 x 1.80)

Composite and double glazed front entrance door with full height double glazed window to the side of the door, staircase rising to the first floor with decorative wood spindle balustrade, radiator with display cabinet, useful understairs storage cupboards, cloaks cupboard, wooden flooring, telephone/router points. Internal doors to living room, sitting room, kitchen diner, utility/office and ground floor WC.

## WC

5'0" x 4'3" (1.53 x 1.31)

Two piece suite comprising a push flush WC and wash hand basin with mixer tap, tiled splashbacks and storage cabinet beneath. Ladder towel radiator, tiled floor, wall mounted gas fired boiler, extractor fan.

## UTILITY/OFFICE SPACE

13'6" x 8'2" (4.12 x 2.51)

An adaptable room that could be used for many purposes to suit the onward buyer, currently set out with a range of storage cabinets with roll top work surfaces, electric heater, plumbing for washing machine and space for tumble dryer, extractor fan, wall mounted shelving, laminate flooring.

## SITTING ROOM

13'10" x 8'9" (4.23 x 2.67)

Walk-in double glazed box bay window to the front (with fitted blinds), radiator.

## LIVING ROOM

15'2" x 11'11" (4.64 x 3.65)

Sliding double glazed patio doors opening out to the rear garden decking, radiator with display cabinet, media points, feature Adam-style fire surround with marble insert and hearth, housing a coal effect fire.

## KITCHEN DINER

26'6" max x 11'10" (8.10 max x 3.62)

Equipped with a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and decorative tiled splashbacks. Fitted four ring hob with Neff extractor fan over, in-built eye level oven and grill, plumbing for dishwasher, space for wine chiller and double size American fridge/freezer, space for microwave, glass fronted crockery cupboards, vertical radiator, laminate flooring. Opening through to a separate dining area with ample space for dining table and chairs, vaulted ceiling incorporating three Velux roof windows, additional double glazed window to the rear (letting in lots of natural light), radiator, wall light point, double glazed French doors then open out to the rear garden.

## FIRST FLOOR LANDING

Doors to all bedrooms and bathroom.

## BEDROOM ONE

15'1" x 11'8" (4.62 x 3.58)

Two double glazed windows to the front (both with fitted blinds), radiator, two double fitted matching wardrobes, electric ceiling fan. Door to en-suite.

## EN-SUITE

9'0" x 5'6" (2.75 x 1.69)

Three piece suite comprising walk-in full width double size shower cubicle with Mira Sport electric shower and glass screen, wash hand basin with mixer tap and storage drawers beneath, push flush WC. Partial tiling to the walls, wall mounted bathroom cabinet, additional wall mounted bathroom storage, shaver point, chrome ladder towel radiator, spotlights, double glazed window to the front (with fitted blinds).

## BEDROOM TWO

13'10" x 8'9" (4.23 x 2.68)

Double glazed window to the rear, radiator, fitted wardrobe.

## BEDROOM THREE

10'5" x 6'10" (3.20 x 2.09)

Double glazed window to the rear (with fitted blinds), radiator.

## BEDROOM FOUR

9'10" x 8'0" (3.01 x 2.45)

Double glazed window to the rear, radiator.

## BATHROOM

8'11" x 7'5" (2.73 x 2.28)

Three piece suite comprising "P" shaped bath with shaped glass shower screen, mixer tap with handheld shower attachment and additional Triton electric shower over, wash hand basin with mixer tap, push flush WC. Double glazed window to the side, tiling to the walls and floor, chrome ladder towel radiator.

## OUTSIDE

To the front of the property there is a block paved driveway providing side-by-side off-street parking ability for three/four vehicles, EV charging point, access to the front entrance door, pedestrian access leading to the side of the property and rear.

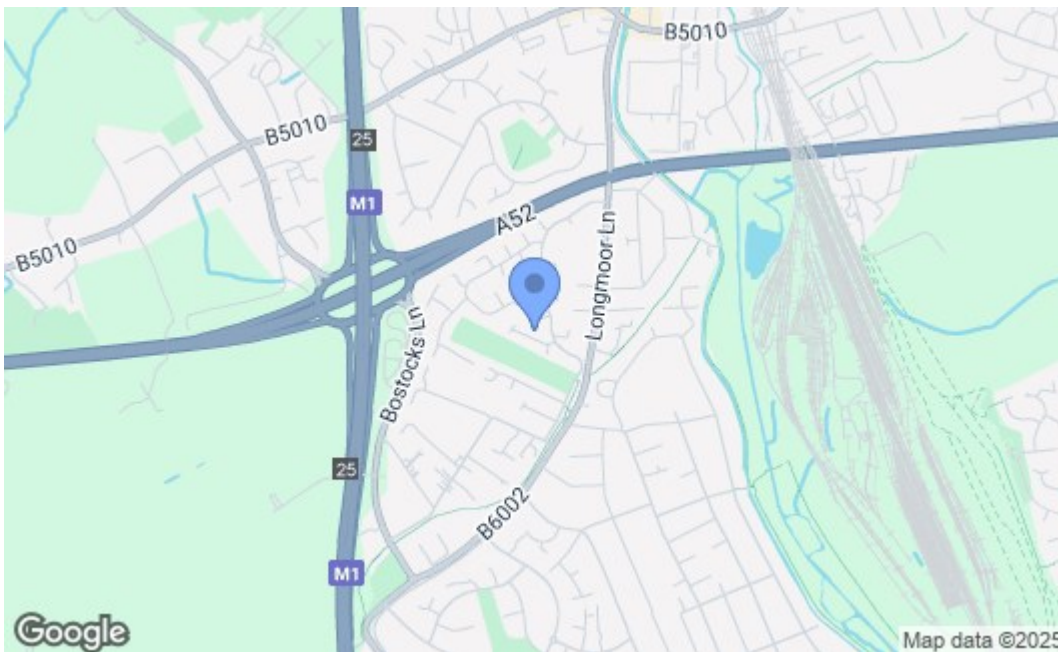
## TO THE REAR

The rear garden is enclosed to the boundary line, making an ideal family garden with a good size decked entertaining space leading onto a side patio for further seating. This is flanked by shaped garden lawn, planted borders housing a variety of bushes and shrubbery. Within the garden there is a pitched roof timber garden shed, external lighting points, water tap.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed to the Sandiacre traffic lights and turn left onto Longmoor Lane. Continue in the direction of Long Eaton before taking a right hand turn onto Sandringham Road. Follow the bend in road to the left and take an eventual right hand turn onto Broadlands. Veer right (still Broadlands) and the property can be found on the right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.