

Friesland Drive,
Sandiacre, Nottingham
NG10 5HP

Price Guide £300-315,000
Freehold

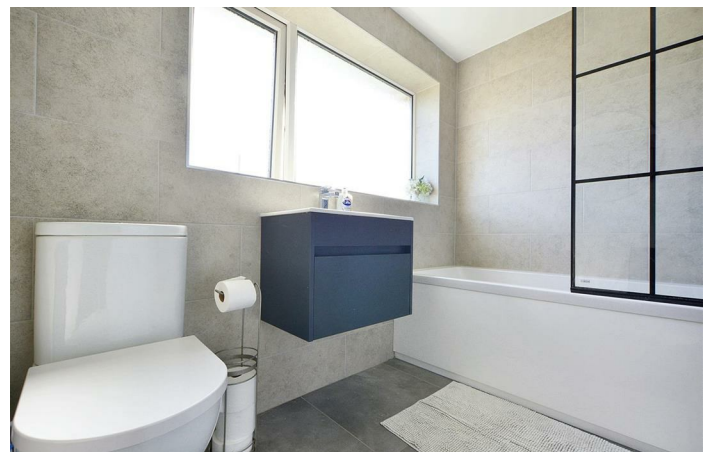


A THREE BEDROOM LINK DETACHED FAMILY HOME FOUND IN A CUL-DE-SAC IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are delighted to offer to the market this three bedroom link detached home located on Friesland Drive, a cul-de-sac just off Derby Road. The property is positioned in an ideal spot for local shops and amenities including schools such as Friesland School which is just a short distance away. The property also is positioned perfectly for the M1 in addition to the A52 providing access to Nottingham and Derby.

The property is double glazed throughout and benefits from a converted garage providing extra living space. In brief the accommodation comprises of a spacious hallway with doors leading to the ground floor w.c., lounge and also directly to the kitchen. The lounge offers a great space with a good amount of natural light flowing through. There is an opening to the stunning living/dining kitchen, with the kitchen boasting integrated appliances and French doors leading to the rear garden from the dining area, extending the living space into the garden during the summer months. The sitting room/play room is accessed via the dining area and has been formed with the garage conversion. This provides extra space and also offers a utility room with plumbing for a washer and dryer. To the first floor there are three good sized bedrooms and a family bathroom, all accessed off the landing which has loft access hatch. Externally, there is ample off the parking to the front and good size rear garden, which is mainly lawned and has a decking area.

The property is only a few minutes drive from the various shopping facilities provided in nearby Long Eaton which includes an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are schools for all ages in both Long Eaton and Sandiacre, with Trent College Independent School being close by, sports facilities are provided at the West Park Leisure Centre, there are several local golf courses, walks in the nearby open countryside and as well as J25 of the M1, the excellent transport links include East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Double glazed door to the front, laminate flooring, radiator, double glazed window to the side, stairs to the first floor and storage cupboard.

Ground Floor w.c.

Double glazed window to the side, low flush w.c., wash hand basin, part tiled walls and laminate flooring.

Lounge

16'4 x 12'1 approx (4.98m x 3.68m approx)

Double glazed window to the front, laminate flooring, radiator and open arch to:

Kitchen Diner

20'11 x 12'4 approx (6.38m x 3.76m approx)

Double glazed window to the rear, double glazed door to the side, matching wall and base units with laminate zenith work surfaces over, inset sink and drainer, integrated dishwasher, fridge freezer, laminate flooring, integrated electric oven, four ring induction hob, AEG extractor fan over, double glazed patio doors to the rear garden, radiator and door to:

Play Room

23'4 x 8'4 approx (7.11m x 2.54m approx)

Double glazed window to the front, laminate flooring, radiator and spotlights to the ceiling. Door to:

Utility Room

7'2 x 7'2 approx (2.18m x 2.18m approx)

Double glazed window and door to the rear, laminate flooring, plumbing for a washing machine, 1½ bowl stainless steel sink and drainer.

First Floor Landing

Loft access hatch to the partly boarded loft space, double glazed window to the side and doors to:

Bedroom 1

13'7 x 12'10 approx (4.14m x 3.91m approx)

Double glazed window to the front, radiator and built-in storage.

Bedroom 2

12'4 x 10'6 approx (3.76m x 3.20m approx)

Double glazed window to the rear, radiator and built-in storage.

Bedroom 3

8'8 x 8'3 approx (2.64m x 2.51m approx)

Double glazed window to the front and a radiator.

Bathroom

Double glazed window to the rear, vanity wash hand basin, low flush w.c., panelled bath with rainwater shower head, fully tiled walls, extractor, radiator, spotlights to the ceiling and tiled floor.

Outside

To the front of the property there is ample off road parking and side access to the rear.

To the rear there is a decked area, mainly lawned garden, wooden shed, outside tap and outside power point, fencing to the boundaries.

Directions

From J25 of the M1, take the exit towards Risley. At the traffic lights turn right onto Derby Road and Friesland Drive can be found as the second turning on the left hand side.

8193AMCO

Council Tax

Erewash Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 10mbps Superfast 70mbps

Ultrafast 1000mbps

Phone Signal – 02, Three, Vodafone, EE

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

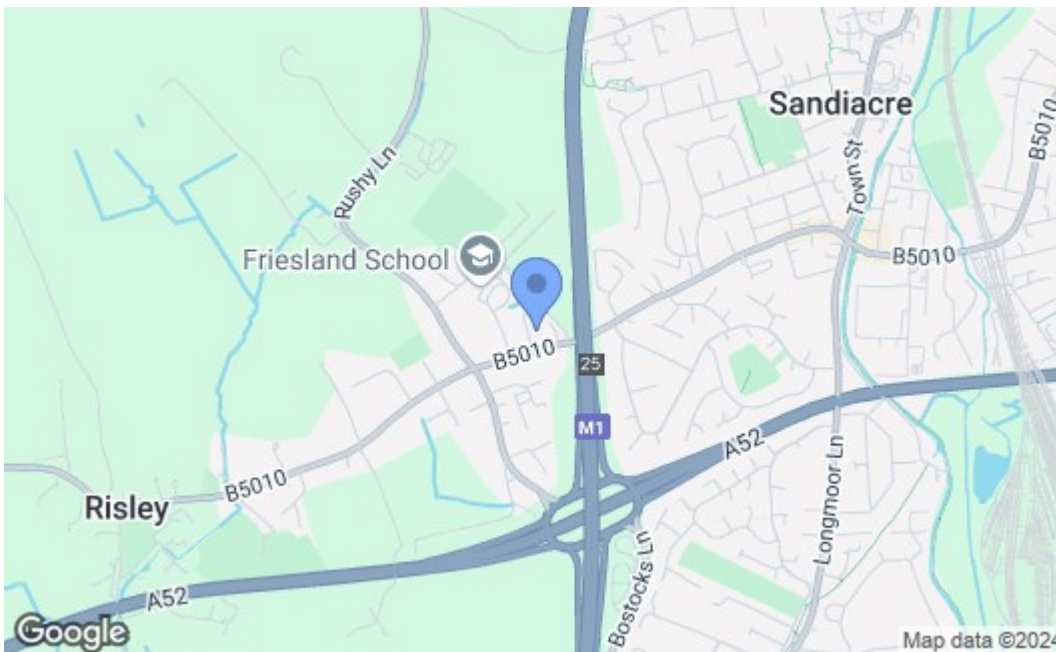
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D	59		
(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.