



Derby Road
Sandiacre, Nottingham NG10 5HE

A SUBSTANTIAL DOUBLE BAY FRONTED
THREE BEDROOM VICTORIAN DETACHED
HOUSE.

£465,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SUBSTANTIAL DOUBLE BAY FRONTED THREE BEDROOM VICTORIAN DETACHED HOUSE ON THE OUTSKIRTS OF SANDIACRE BORDERING RISLEY.

With generous accommodation split over two floors, the ground floor comprises entrance hallway, bay fronted dining room, bay fronted living room, playroom, study, ground floor shower room and dining kitchen linking to the integral double garage to the ground floor. The first floor landing then provides access to three bedrooms and bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, ample off-street parking to the front, driveway with access to the rear where a double garage and generous enclosed private garden can be found.

The property is situated on the outskirts of Sandiacre, bordering Risley, offering great transport connections nearby such as the A52 for Nottingham/Derby, Junction 25 of the M11 motorway and the Nottingham electric tram terminus situated at Bardills roundabout. There is also easy access to the shops and services situated within the nearby towns of Stapleford and Long Eaton, as well as access to ample open space and countryside and popular schooling for all ages.

Due to the expansive size of the property and the attractive nature of the frontage, we believe the property will generate a great deal of interest and we therefore highly recommend an early internal viewing.



ENTRANCE HALL

13'10" x 5'10" (4.24 x 1.80)

Feature composite and double glazed front entrance door set within a decorative archway, decorative coving, dado rail, radiator, tiled floor, staircase rising to the first floor with contrasting decorative wood spindle balustrade, useful understairs storage cupboard with lighting and coat pegs. Doors then provide access to the lounge, dining room and playroom.

LOUNGE

17'1" x 8'7" (5.23 x 2.63)

Double glazed bay window to the front (with fitted shutters), decorative coving, radiator, media points, feature fire surround with display brickwork incorporating a multi-fuel burning stove, additional double glazed window to the side (with fitted shutters).

BAY FRONTED DINING ROOM/BEDROOM FOUR

16'11" x 11'10" (5.18 x 3.63)

With double glazed bay window to the front (with fitted shutters), additional double glazed window to the side (with fitted shutters), two radiators, decorative coving, wall light points, feature Adam-style fire surround with tiled insert and marble hearth housing a decorative fireplace.

STUDY

9'10" x 8'9" (3.00 x 2.69)

Double glazed French doors opening out to the rear garden, additional double glazed windows to the side, radiator, decorative coving, wall light point, dado rail.

PLAYROOM

13'3" x 8'0" (4.06 x 2.46)

Double glazed window to the rear overlooking the rear garden, radiator, feature Adam-style fire surround with marble insert and hearth, decorative coving and ceiling rose, radiator, door through to the dining kitchen and further door to the ground floor shower room.

GROUND FLOOR SHOWER ROOM

7'3" x 5'10" (2.21 x 1.80)

Modern three piece suite comprising walk-in tiled shower cubicle with glass screen and matching door with electric 'Mira Sport' shower, push flush WC, wash hand basin with mixer tap. Majority tiled walls and floor, chrome heated ladder style towel radiator, double glazed window to the side, spotlights, extractor fan and inset fitted bathroom mirror.

DINING KITCHEN

20'0" x 11'3" (6.10 x 3.43)

Comprising a matching range of fitted base and wall storage cupboards and drawers with granite work surfaces incorporating inset one and a half bowl sink unit with draining board and central mixer tap. Decorative tiled splashbacks, fitted four ring hob with double oven beneath and extractor fan over, glass fronted crockery cupboards, integrated dishwasher and kitchen appliances, display corner shelving, ample space for dining table and chairs, double glazed French doors opening out to the garden area with windows surrounding the door, spotlights, radiator, double glazed window to the front (with fitted blinds).

FIRST FLOOR LANDING

Two double glazed windows to the front, decorative coving, radiator, dado rail, contrasting decorative wood spindle balustrade, wall light points. Doors to all bedrooms and bathroom.

BEDROOM ONE

14'0" x 12'0" (4.29 x 3.66)

Double glazed window to the front, radiator, decorative fireplace with marble insert and matching hearth.

BEDROOM TWO

14'0" x 11'10" (4.29 x 3.63)

Double glazed windows to the front, radiator, feature display fireplace with marble insert and matching hearth.

BEDROOM THREE

11'10" x 8'2" (3.63 x 2.51)

Double glazed window to the rear, radiator. Door to walk-in wardrobe.

WALK-IN WARDROBE OFF BEDROOM THREE

6'0" x 4'11" (1.83 x 1.52)

Double glazed window to the rear (with fitted blinds), radiator, hanging rail, boiler cupboard housing the gas fired central heating combination boiler for central heating and hot water purposes.

BATHROOM

8'0" x 8'0" (2.46 x 2.44)

Three piece suite comprising tiled-in bath with waterfall style mixer tap, dual attachment mains shower, glass shower screen, hidden cistern push flush WC, wash hand basin with waterfall style mixer tap, double storage cabinets beneath. Tiling to the walls, double glazed window to the rear, chrome ladder towel radiator, wall mounted LED bathroom mirror, loft hatch.

OUTSIDE

To the front of the property there is an extensive block paved driveway providing off-street parking for several cars and vehicles with double gates leading down the right hand side of the property which open out into the rear garden providing further secure off-street parking and access to the double garage via up and over door. The garden then opens out with a continuation of the block paving making a shaped seating area (ideal for entertaining) with external lighting and water tap. This then opens out to a shaped lawn (ideal for families) with raised gravel flowerbeds housing a variety of bushes and shrubbery to the boundary lines being enclosed by timber fencing with concrete posts and gravel boards predominantly to the boundaries. To the top left hand corner of the plot, there is a raised decked seating area with covered pagoda and decorative wood spindle balustrade, external lighting.

DOUBLE GARAGE

20'2" x 16'4" (6.17 x 5.00)

Personal access door from the kitchen, up and over door to the front, two double glazed windows to the rear, power and lighting points, a range of fitted base and wall storage cupboards with granite style roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Plumbing for washing machine, space for tumble dryer and additional kitchen appliances such as fridge/freezer.

DIRECTIONAL NOTES

From our Stapleford Branch on Derby Road, proceed to Sandiacre Traffic lights and continue straight over onto Derby Road, Sandiacre. Proceed up the hill heading in the direction of Risley and the property can be found on the left hand side prior to the traffic lights.

COUNCIL TAX

Erewash Borough Council Band E.

Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Broadband Speed - Standard 10mbps, Superfast 70mbps, Ultrafast 1000mbps

Phone Signal – O2, EE = Strong - Three, Vodafone = Average

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Very Low Risk

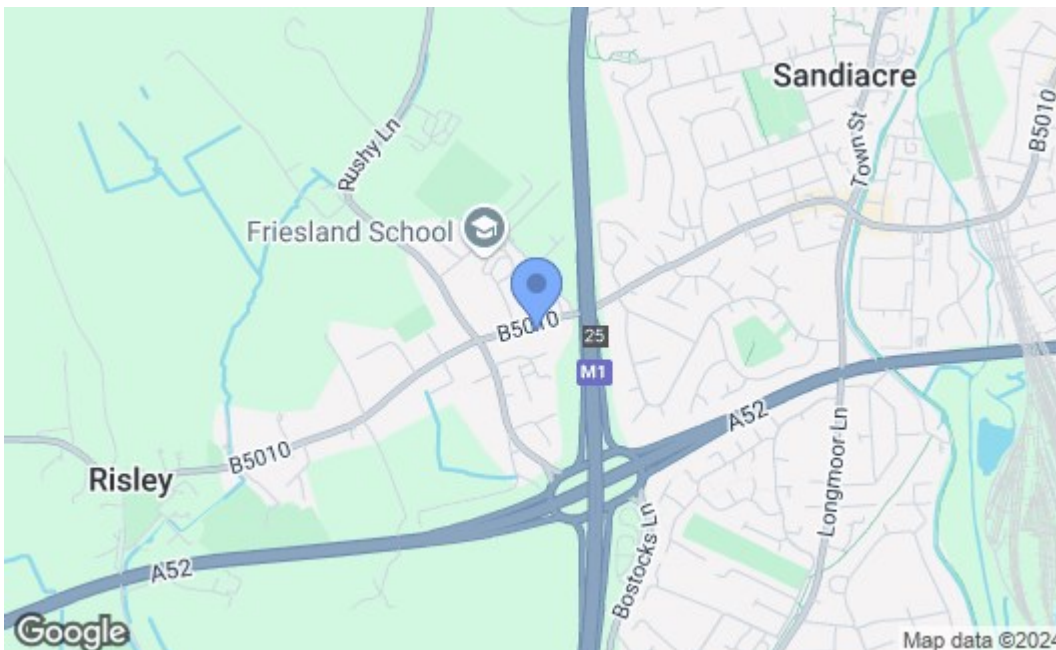
Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		57	
(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.