



Kings Road  
Sandiacre, Nottingham NG10 5BY

**£279,995 Freehold**

A TRADITIONAL THREE BEDROOM  
DETACHED FAMILY HOUSE.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TRADITIONAL SPACIOUS EXTENDED TO THE REAR BAY FRONT THREE BEDROOM DETACHED FAMILY HOUSE LOCATED IN THIS FAVOURABLE AND ESTABLISHED RESIDENTIAL CATCHMENT LOCATION.

With accommodation over two floors, the ground floor comprises an entrance hallway, living room, dining room and games room/playroom, and kitchen. The first floor landing then provides access to three bedrooms and a shower room.

The property also benefits from gas fired central heating from combination boiler (located in the garage), double glazing, off-street parking, single garage and enclosed garden space to the rear.

The property is situated in this popular and established residential catchment location within close proximity of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland Schools. There is also easy access to the shops, services and amenities nearby. For those needing to commute, there are great transport links within easy access such as the A52 for Nottingham and Derby, the i4 bus service, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

The property benefits from six owned solar panels to the building bringing in a reduction in energy costs and an annual income of between £250-£300.

We believe the property will make an ideal family home and we highly recommend an internal viewing.





### ENTRANCE HALL

15'7" x 6'10" (4.77 x 2.10)

Composite and double glazed front entrance door with double glazed windows to either side of the door, radiator, staircase rising to the first floor, with useful understairs storage cupboard housing the gas, electricity and solar controlled meters. Doors provide access to the living room, dining room and kitchen.

### LIVING ROOM

14'10" x 11'0" (4.53 x 3.36)

Double glazed bay window to the front, bay radiator, media points, coving.

### DINING ROOM

11'10" x 10'11" (3.62 x 3.34)

Double doors leading into the living room, double glazed window to the side (with fitted blinds), radiator, decorative coving, opening through to the play/games room.

### PLAY/GAMES ROOM

11'3" x 8'3" (3.45 x 2.54)

Brick and double glazed construction with pitched roof and double glazed French doors opening out to the rear garden patio, wall light points, radiator.

### KITCHEN

18'1" x 6'11" (5.52 x 2.13)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted four ring gas hob with extractor over and oven beneath. In-built fridge/freezer, plumbing and space for washing machine, dishwasher and tumble dryer. Double glazed windows to the side and rear (both with fitted blinds), decorative tile splashbacks and tiled floor. uPVC panel and double glazed door access to outside.

### FIRST FLOOR LANDING

Doors to all bedrooms and shower room, double glazed window to the side, loft access point to an insulated loft space, coving.

### BEDROOM ONE

12'0" x 11'1" (3.67 x 3.39)

Double glazed windows to the front and side, radiator.

### BEDROOM TWO

12'4" x 11'1" (3.78 x 3.39)

Double glazed windows to the side and rear, fitted wardrobes, decorative coving, radiator.

### BEDROOM THREE

7'5" x 6'10" (2.28 x 2.09)

Double glazed window to the front, radiator.

### SHOWER ROOM

8'3" x 6'9" (2.52 x 2.06)

Three piece suite comprising walk-in tiled shower cubicle with glass screen and sliding door with dual attachment mains shower, hidden cistern push flush WC, wash hand basin with mixer tap, storage cupboards and drawers beneath. Double glazed window to the rear, twin chrome heated ladder towel radiators, spotlights, extractor fan.

### OUTSIDE

To the front of the property there is a lowered kerb entry point to a block paved driveway providing off-street parking for two/three vehicles with decorative brick wall and coping stones, wrought iron pedestrian gate to the front boundary. The block paved driveway continues providing access to the garage and there is pedestrian gated access leading down the left hand side of the property to the rear garden.

### TO THE REAR

The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary line, a good size paved patio seating area (ideal for entertaining), matching pathway leading to a secondary patio area with decorative wrought iron railings to the foot of the plot. The garden also benefits from a good size lawn with shaped and planted flowerbeds and borders housing a variety of bushes and shrubbery. Within the garden this is a timber storage shed, external lighting point and water tap. You will also find an access door into the rear of the garage.

### GARAGE

14'11" x 7'9" (4.56 x 2.37)

Up and over door to the front, personal access door to the rear, rear window, power, lighting and also housing the gas fired combination boiler (for central heating and hot water purposes).

### AGENTS NOTE

The property benefits from six owned solar panels to the front and side of the property which give a reduction in energy costs through the day and an annual income of circa £250-£300 paid on a quarterly basis.

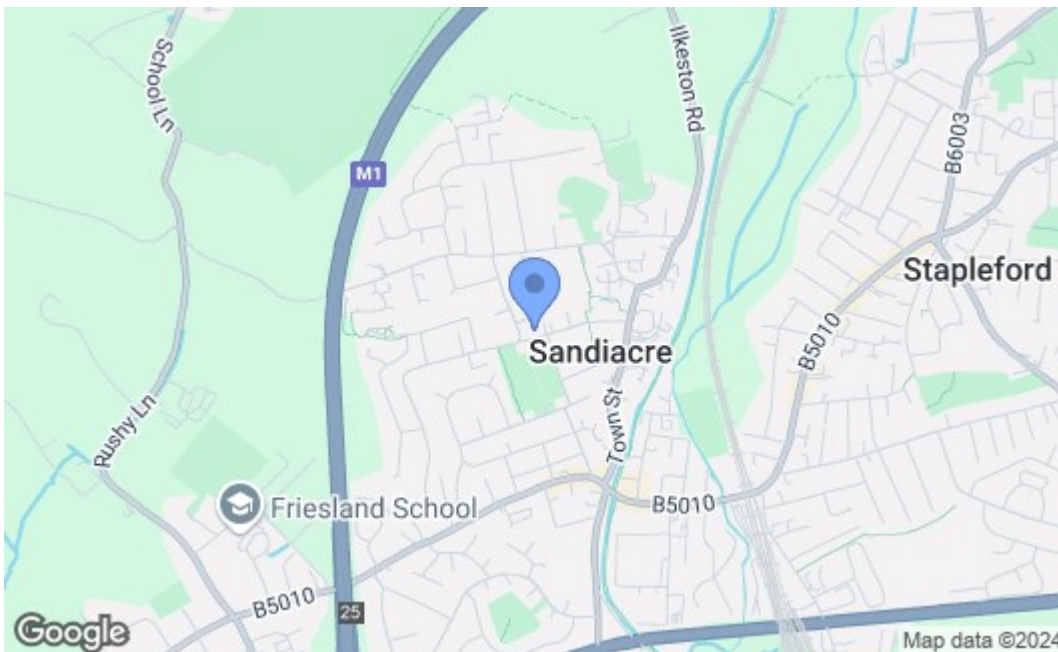
### DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the Sandiacre traffic junction, turn right onto Town Street and proceed parallel with the canal before taking an eventual left hand turn onto Kings Road. The property can be found on the right hand side, identified by our For Sale board.





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 as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

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