



Stanton Road  
Sandiacre, Nottingham NG10 5DD

AN EXTENDED THREE BEDROOM  
DETACHED HOUSE HOUSE.

**£385,000 Freehold**





We have great pleasure in offering for sale this extended three bedroom detached family home.

The current owner has extended and adapted this property to offer a spacious and contemporary family home. As soon as you open the composite front entrance door, you are greeted by an attractive hallway with wooden flooring and staircase with bespoke balustrade. Walking through into the living space there is a central family dining area with sliding doors leading to a separate living area to the front offering a great snug. Leading from the dining area is a fully fitted modern kitchen, as well as a great family/sitting room with multi fuel burner and an abundance of light from a lantern window and two sects of bi-fold doors opening to the rear garden. Also located on the ground floor is a useful shower room/WC. To the first floor there are three bedrooms and a family bathroom.

The property is centrally heated from a gas fired combination boiler, with double glazing throughout.

The outside space compliments the property with a forecourt providing ample off-street parking and garage providing storage. The rear gardens are landscaped with a contemporary feel. There is a variety of decked and seating areas (great for al fresco dining), a central section of artificial lawn. At the foot of the garden is a purpose built timber cabin offering a workshop storage area, as well as a separate space currently used as a bar with bi-fold doors and a veranda. This could equally be used as a home office, gym, den, etc.

Situated in the heart of the original Sandiacre village (which is now a town) on a residential street, within a short walk of the local junior school, as well as ease of access to Friesland School.

For those who enjoy the outdoors, Stoney Clouds Nature Reserve and open countryside with within walking distance, as well as local playing fields. For those who need to commute, the A52 and Junction 25 of the M1 motorway is a short drive away, giving direct access to Nottingham and Derby.

A superbly appointed property which is ready for immediate occupation. We strongly recommend viewing internally to fully appreciate the accommodation on offer.



## HALLWAY

Engineered oak wood floor which continues throughout the ground floor. Composite double glazed front entrance door. Full height, opaque double glazed window, radiator, stairs to the first floor, brushed chrome and glass balustrade. Door to garage, door to living room and door to shower room.

## SHOWER ROOM

A generous size and useful ground floor facility comprising wash hand basin within a vanity unit, low flush WC, walk-in shower enclosure with twin rose thermostatically controlled shower system. Clothes hanging space, heated towel rail, door to cupboard housing 'Worcester' gas combination boiler (for central heating and hot water).

## OPEN PLAN LIVING FAMILY DINING KITCHEN

### DINING AREA

12'11" x 10'8" (3.94 x 3.27)

Radiator, sliding doors to living area, open to sitting area and also open to kitchen.

### KITCHEN

15'7" x 10'4" (4.75 x 3.16)

Incorporating a comprehensive range of fitted wall, base and drawer units with contrasting square edge work surfacing and inset one and a half bowl composite sink unit with single drainer, insinkerator waste disposal unit. Built-in electric oven, microwave and induction hob with extractor hood over. Space for American-style fridge/freezer. Double glazed windows to the rear.

### LIVING AREA

12'9" x 11'2" (3.91 x 3.42)

Radiator, double glazed square bay window to the front.

### SITTING AREA/FAMILY ROOM

14'2" x 10'10" (4.34 x 3.31)

Contemporary multi fuel cast iron burner, radiator, double glazed lantern light to ceiling, two sets of bi-fold doors opening to the rear garden.

### FIRST FLOOR LANDING

Hatch and ladder to (mostly) boarded loft. Double glazed window.

### BEDROOM ONE

13'1" x 11'8" (4.01 x 3.56)

Radiator, double glazed window to the rear.

### BEDROOM TWO

13'3" x 10'11" (4.04m x 3.33m)

Radiator, double glazed square bay window to the front.

### BEDROOM THREE

6'9" x 7'10" maximum (2.08 x 2.41 maximum)

Built-in shelving, radiator, double glazed window to the front.

### FAMILY BATHROOM

9'1" x 6'0" (2.79 x 1.84)

Three piece suite comprising pedestal wash hand basin, low flush WC, "P" shaped shower bath with thermostatically controlled rain head shower system and shower screen. Partially tiled walls, heated towel rail, double glazed window.

### GARAGE

7'10" x 7'8" (2.4 x 2.34)

The garage has been reduced in size to create the ground floor shower room and is now used as a storage and utility room with space for a washing machine, wall and base cupboards and an electric roller remote controlled door. Light, power and some loft storage.

### OUTSIDE

To the front, the property is set back from the road with an attractive block paved forecourt providing parking for three vehicles. There is gated pedestrian access at the side of the house leading to the rear garden.

### TO THE REAR

The property offers an attractive and contemporary landscaped rear garden with a decked terraced area beyond one of the bi-fold doors and a sunken style patio area finished in block paving with dwarf retaining wall. This provides a great space for al fresco dining. There is further attractive block paving and decked areas with a central area laid to artificial lawn. There are contemporary shrub planters, a gazebo and at the foot of the plot a purpose built garden cabin which has been sub-divided to provide a useful storage facility with double glazed window and composite door, light and power.

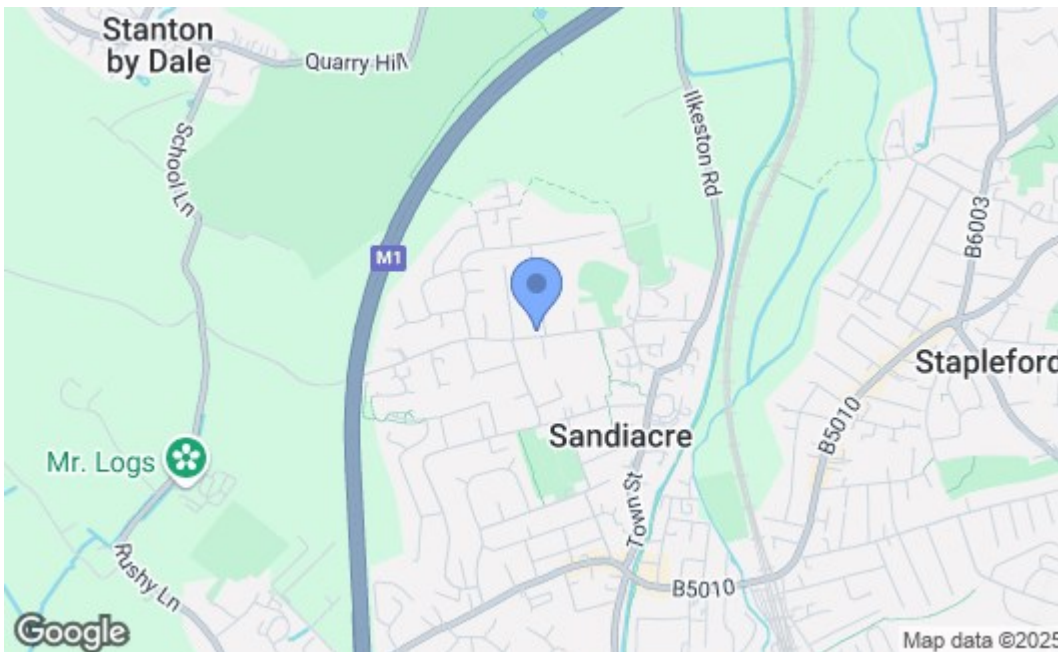
### GARDEN ROOM

11'11" x 9'6" (3.64 x 2.9)

Currently used as a bar and a "chill out" area with light and power. This could also be used as a den, home office, gym, etc. Bi-fold doors to decked veranda.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.