



Derby Road,  
Sandiacre, Nottingham  
NG10 5HL

**Price Guide £425-450,000**  
**Freehold**





THIS IS A BEAUTIFUL FIVE DOUBLE BEDROOM HOME WHICH IS WELL APPOINTED THROUGHOUT AND HAS A PRIVATE GARDEN TO THE REAR.

Standing back from Derby Road with a raised garden at the front, this extremely large five double bedroom property provides a lovely family home with a private garden to the rear. For the size of the accommodation which is arranged on three floors to be fully appreciated, we do recommend that interested parties take a full inspection so they are able to see all that is included in the lovely home for themselves. The property is well placed for easy access to excellent local schools, many other amenities and facilities provided by the area and several transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands in an elevated position back from Derby Road and is constructed of brick to the external elevations under a pitched tiled roof. Deriving all the benefits of having gas central heating and partial double glazing, the property includes an open porch leading through the front door to the reception hall, from which a door takes you to the basement which is positioned at the front of the house, the lounge has a bay window to the front and a log burning stove, the separate dining room also has a log burning stove, the breakfast kitchen is fitted with Shaker style units and has wooden work surfaces, there is a utility/laundry room and a ground floor w.c. To the first floor the landing leads to three double bedrooms, with the main bedroom having an en-suite shower room/w.c. and the family bathroom also has a shower over the bath. To the second floor the landing leads to two further double bedrooms and a shower room which has a mains flow shower system. Outside there is a seating area and slate chipped beds at the front of the house which helps to keep maintenance to a minimum, a driveway runs down the left hand side and provides access to the rear of the property, there is a decked area and patio at the rear of the house with a path leading to the bottom of the garden, a lawn with borders to the sides, there is a shed and fencing to the side boundaries.

The property is within easy reach of the Risley and Friesland Schools, there are shops at Sandiacre and nearby Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including several local golf courses, walks in the nearby open picturesque countryside and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





## Porch

Open porch with an outside light leading through a wood grain effect UPVC front door with two inset opaque glazed panels to:

## Reception Hall

Stairs with a central carpet and a balustrade, a door under to the cellar, leading to the first floor, cornice to the wall and ceiling and panelling to the lower parts of the walls.

## Cellar

The cellar is entered through a door from the hall and there are three compartments to the cellar which are at the front of the house and there is lighting provided in all these sections.

## Lounge/Sitting Room

13'4 x 12'8 plus bay (4.06m x 3.86m plus bay)

Sash bay window to the front with fitted shutters to the lower sections of the window, wood burning stove set in a chimney breast with a tiled hearth, cornice to the wall and ceiling, picture rail to the walls, double cupboard to one side of the chimney breast housing the electricity meter and electric consumer unit and two radiators.

## Dining Room

12'5 x 11'2 approx (3.78m x 3.40m approx)

Double glazed window to the rear, log burning stove set in the chimney breast, with a tiled hearth, cornice to the wall and ceiling, picture rail to the walls and a radiator.

## Breakfast Kitchen

11'3 x 10'7 approx (3.43m x 3.23m approx)

The kitchen is fitted with Shaker style units with brushed stainless steel fittings and wooden work surfaces which includes a Belfast sink with a mixer tap set in a work surface which extends to three sides and has cupboard, drawers and an integrated dishwasher below, cooking Range set in a tiled recess, radiator, tiled flooring, tiled walls to the work surface areas, double glazed window to the side, matching eye level wall cupboards with lighting beneath, recessed lighting to the ceiling and a double built-in cupboards to one side of the chimney breast.

## Utility/Laundry Room

10'7 max x 8'10 approx (3.23m max x 2.69m approx)

The utility/laundry room has matching units to the kitchen with wooden work surfaces and has a sink with a mixer tap set in an L shaped wooden work surface with cupboards and space for an automatic washing machine below, wall mounted boiler, tiling to the walls by the work surface areas, radiator, recessed lighting to the ceiling, double glazed window to the rear, space for a fridge/freezer, hot water storage tank housed in a built-in airing/storage cupboard, panelling to one wall and a half double glazed door leading out to the rear garden.

## Ground Floor w.c.

Having a low flush w.c. with a concealed cistern and a hand basin with mixer tap and a cupboard below, eye level double glazed window to the side and a Velux window to the sloping ceiling and a chrome ladder towel radiator.

## First Floor Landing

The balustrade continues from the stairs onto the landing and there is a flight of stairs taking you to the second floor, panelled doors lead to the bedrooms and bathroom with a door on the landing to separate the rear part of the landing if this was preferred, radiator, built-in walk-in storage cupboard with hanging space and shelving.

## Bedroom 1

13'7 x 10'6 approx (4.14m x 3.20m approx)

Two sash windows with fitted shutters to the front, radiator, feature cast iron fireplace set in an Adam style surround.

## En-Suite

The en-suite to the main bedroom has a corner shower with a mains flow shower system, tiling to two walls, folding glazed door and protective screen, low flush w.c., pedestal wash hand basin with a mixer tap and a circular mirror to the wall above, half tiled walls and tiled flooring, chrome ladder towel radiator, recessed lighting to the ceiling and an opaque glazed sash style window.

## Bedroom 2

11'2 x 12'6 approx (3.40m x 3.81m approx)

Double glazed window to the rear, radiator and a feature cast iron fireplace set in an Adam style surround.

## Bedroom 3

11'5 x 6'8 approx (3.48m x 2.03m approx)

Double glazed window to the side and a radiator.

## Bathroom

The main bathroom has a white suite including a panelled bath with a mixer tap and a mains flow shower over, tiling to two walls and a protective glazed screen, low flush w.c. and a pedestal wash hand basin with a mixer tap and a glazed shelf to the wall above, half tiled walls and tiled flooring, recessed lighting to the ceiling, chrome ladder towel radiator, opaque double glazed window and a Vent Axia extractor fan.

## Second Floor Landing

The balustrade continues from the stairs onto the landing.

## Bedroom 4

10'8 x 8'7 approx (3.25m x 2.62m approx)

Double glazed window to the side, feature original cast iron fireplace, two wall lights, radiator and recessed lights to the ceiling.

## Bedroom 5

10'6 x 8'7 approx (3.20m x 2.62m approx)

Double glazed window to the side, recessed lighting to the ceiling, radiator and two wall lights.

## Shower Room

The shower room on the second floor has a large walk-in shower with a mains flow shower system, tiling to three walls and a sliding glazed door and protective screen, pedestal wash hand basin with a mixer tap, glazed shelf and a circular mirror to the wall above, half tiled walls, Vent Axia extractor fan, recessed lighting to the ceiling and chrome ladder towel radiator.

## Outside

At the front of the property there is a concrete seating/patio area, steps leading from the pavement to the front door, there are slate chipped beds arranged on two levels, a path leads down the left hand side and provides access to the drive running to the rear of the property, wall to the front and side boundaries and at the end of the drive there are double gates leading into the rear garden.

To the immediate rear of the property there is decking with fencing and trellis to the sides, a slatted patio with a path leading to the bottom of the garden, lawn with borders to the sides and at the bottom of the garden there is a vegetable area and shed, fencing to the side boundaries, an outside tap, external power points and lighting.

## Directions

From J25 of the M11, take the exit towards Risley onto Bostocks Lane. At the traffic lights turn right onto Derby Road and the property can be found as identified by our for sale board.

8533AMMP

## 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

Broadband Speed - Standard 18mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

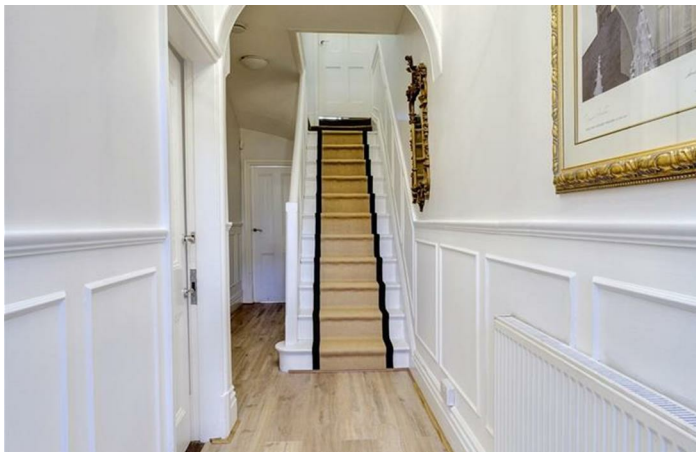
Flood Risk – No, surface water very low

Flood Defenses – No

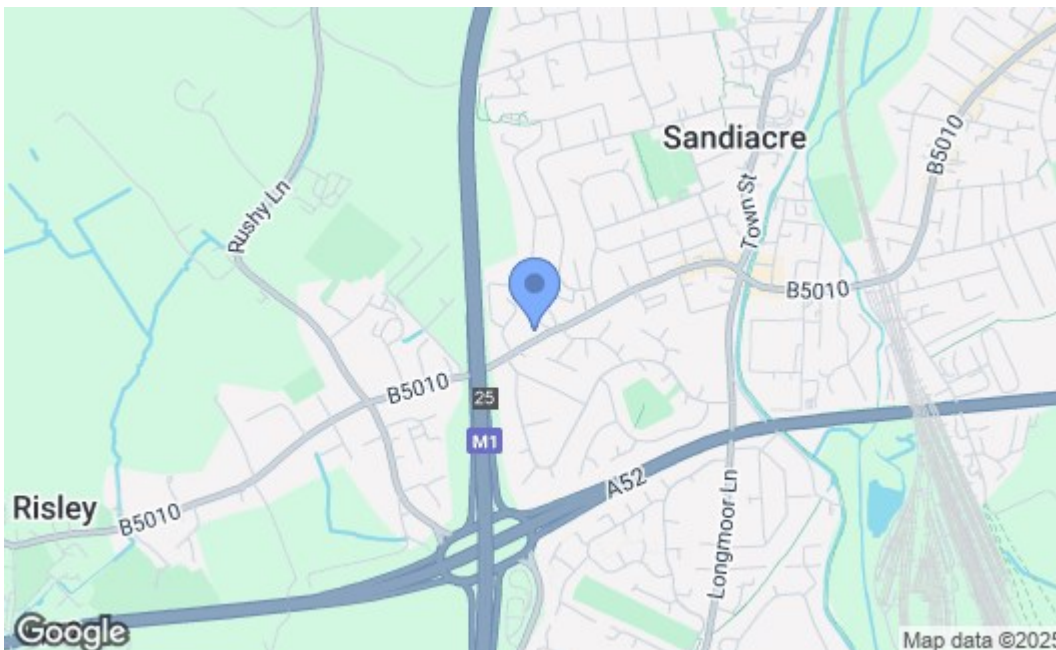
Non-Standard Construction – No

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			
(69-80) C			
(55-68) D		60	
(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.