

Robert Ellis

look no further...



**Derby Road
Sandiacre, Nottingham NG10 5HL**

£215,000 Freehold

A TRADITIONAL VICTORIAN TWO
BEDROOM TWO RECEPTION ROOM SEMI
DETACHED HOUSE WITH THE BENEFIT OF
A DRIVEWAY TO THE SIDE.

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EARLY 1900'S PERIOD TWO BEDROOM, TWO RECEPTION ROOM (PLUS SEPARATE STUDY) SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises front living room, dining room and kitchen. The spacious landing then provides access to two bedrooms, separate study room and bathroom to the first floor.

The property also benefits from gas fired central heating (installed 2024) combination boiler, internal wall insulation, double glazing, enclosed garden space to the rear, as well as a separately accessed driveway to the side from the neighbouring road (The Paddocks).

The property sits favourably within easy reach of the nearby amenities in the town centre. There is also easy access to good transport links to and from the surrounding area, such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

For those looking at schooling, there is also easy access to Ladycross, Cloudside and Friesland schools which offer a variety of education for all age groups.

Although requiring some general modernisation and improvement in places, we believe the property will make an ideal first time buy and we highly recommend an internal viewing.



LIVING ROOM

11'8" x 11'1" (3.56 x 3.40)

Double glazed window to the front, panel and stained glass entrance door, radiator, media points, central chimney breast incorporating a granite hearth with log burning stove.

DINING ROOM

15'3" x 10'10" (4.67 x 3.32)

Staircase rising to the first floor, double glazed window to the rear, radiator, archway style door leading through to the kitchen, Georgian style panel and glazed door into the living room, useful understairs storage space, decorative beam and shelving, feature curved brick fireplace incorporating a log burning stove.

KITCHEN

14'0" x 9'4" (4.29 x 2.85)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfacing incorporating single sink and draining board, space for cooker and further kitchen appliances, fitted wall shelving, tiled splashbacks, double glazed window to the side, uPVC stable door leading outside to the garden, extractor canopy, plumbing for washing machine.

FIRST FLOOR LANDING

Wooden balustrade, window to the side (not double glazed), loft access point to an insulated loft space (insulated in 2024). Doors to both bedrooms and study.

BEDROOM ONE

14'11" x 11'0" (4.56 x 3.36)

Two double glazed windows to the front, radiator, useful walk-in storage closet.

BEDROOM TWO

9'5" x 8'2" (2.88 x 2.50)

Double glazed window to the rear, radiator.

STUDY

8'2" x 6'5" (2.50 x 1.96)

Double glazed window to the side, radiator, wall mounted 'Worcester Bosch' gas fired combination boiler for central heating and hot water purposes (installed 2024). Door to bathroom.

BATHROOM

6'8" x 6'6" (2.04 x 2.00)

Three piece suite comprising bath with glass shower screen and 'Triton' electric shower over, wash hand basin with storage cabinet beneath, push flush WC. Wall mounted bathroom cabinet, two extractor fans, radiator, double glazed window to the rear.

OUTSIDE

To the front of the property there is an enclosed front garden with hedgerows and conifers to the boundary line for a low maintenance frontage, pathway to the front entrance door.

TO THE REAR

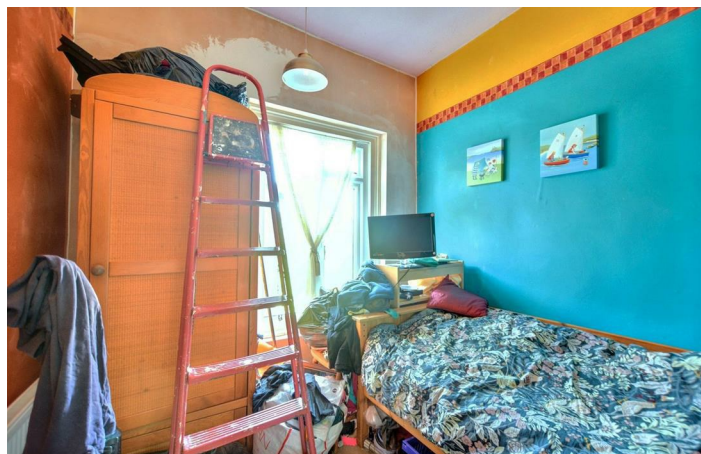
The rear garden is enclosed by timber fencing with concrete posts and gravel boards to the boundary line to a courtyard style garden offering a variety of different seating areas and a degree of planted bushes and shrubbery. Pathway and pedestrian gated access onto the driveway which is accessed from the neighbouring street (The Paddocks).

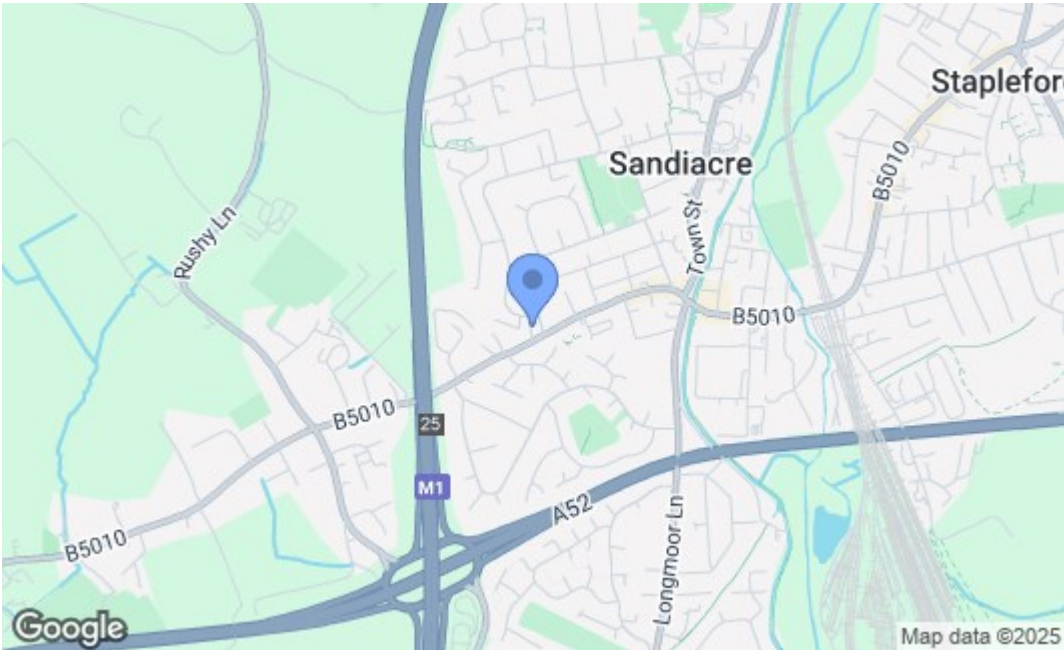
DRIVEWAY ACCESS

The property benefits from a long driveway providing off-street parking for two/three vehicles, gated access via the neighbouring street (The Paddocks), a further pedestrian gate leading into the rear garden of the property. Housing for a storage shed.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At Sandiacre crossroads, carry on straight over onto Derby Road, passing the Co-Op and proceed up the hill towards Risley. The property can be found eventually on the right hand side, just prior to the turning for The Paddocks.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(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.