



Sandringham Road  
Sandiacre, Nottingham NG10 5LD

MUST BE VIEWED! A FOUR DOUBLE  
BEDROOM DETACHED FAMILY HOME  
WITH AN OPEN PLAN KITCHEN DINER

**Offers In The Region Of**

£200,000 - £250,000

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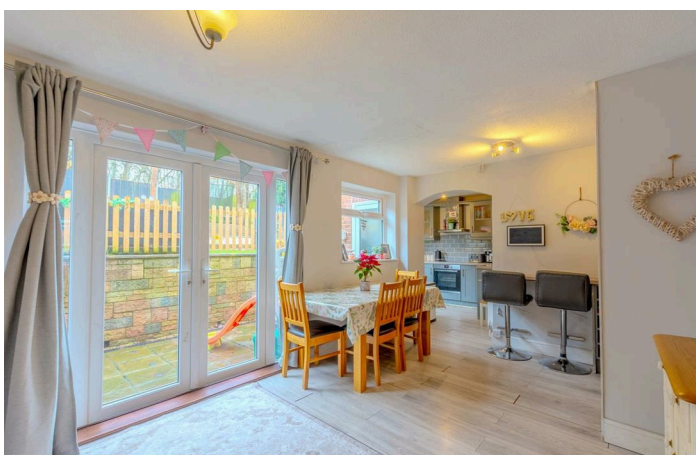


A FOUR DOUBLE BEDROOM DETACHED FAMILY HOME WITH OPEN PLAN KITCHEN DINER, INTEGRAL GARAGE AND BEAUTIFULLY TIERED ENCLOSED GARDEN IN THE HEART OF SANDIACRE

A fantastic opportunity to purchase this beautifully presented four double bedroom detached family home, positioned in a highly sought after residential area of Sandiacre. This spacious and versatile property has been designed with modern family living in mind, boasting a superb open plan kitchen diner that truly forms the heart of the home — perfect for busy mornings, family meals and entertaining friends. The generous layout continues throughout, offering four well proportioned double bedrooms, providing plenty of space for growing families, home working or guest accommodation. Externally, the property benefits from an integral garage, ample parking and a private enclosed rear garden arranged over attractive tiers, creating a wonderful space for children to play and for summer gatherings. Combining space, practicality and a prime location, this is a home ready to move straight into and enjoy. Early viewing comes highly recommended.

The accommodation comprises a porch with storage leading to the welcoming entrance hallway, through to the lounge with feature fireplace, then a generous open plan kitchen diner perfect for modern family living and entertaining. To the first floor the landing leads to four well proportioned double bedrooms and a family bathroom suite. The master bedroom benefits from fitted wardrobes, providing ample storage. Externally, the property enjoys a tiered enclosed rear garden offering a private space for families, children and outdoor entertaining, whilst to the front there is off road parking and access to the integral garage.

The property is well placed for easy access to excellent local schools, shopping facilities in Sandiacre and Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and as well as J25 of the M1, the transport links include stations at Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

3'6 × 3'6 approx (1.07m × 1.07m approx)  
Composite front door, obscure glazed window to the side, grey laminate flooring, cloaks cupboard and door to:

### Entrance Hall

5'6 × 4'5 approx (1.68m × 1.35m approx)  
Grey laminate flooring, radiator, stairs to the first floor and door to:

### Lounge

12'1 × 12'7 approx (3.68m × 3.84m approx)  
UPVC double glazed box bay window to the front, radiator, ceiling light, grey laminate flooring, understairs area for storage, gas fire with tiled surround and hearth and door to kitchen diner.

### Dining Area

9'8 × 15'1 approx (2.95m × 4.60m approx)  
UPVC double glazed French doors to the rear, UPVC double glazed window to the rear, grey laminate flooring, two ceiling lights, radiator, breakfast bar with grey Shaker style wall and base units and archway through into:

### Kitchen

9'6 × 6'9 approx (2.90m × 2.06m approx)  
UPVC double glazed window to the rear, UPVC double glazed door to the side with obscure inset glazed panel, grey laminate flooring, ceiling light and double radiator. Grey Shaker style wall, base and drawer units to three walls with washed wood effect roll edged laminate work surface over, grey brick style tiled splashbacks, inset 1½ bowl stainless steel sink and drainer with pre-wash swan neck mixer tap, integral over, four ring electric hob and extractor over.

### First Floor Landing

8'7 × 5'5 approx (2.62m × 1.65m approx)  
Carpeted flooring, ceiling light, loft access hatch, large airing cupboard and doors to:

### Bathroom

6' × 5'1 approx (1.83m × 1.55m approx)  
Obscure UPVC double glazed window to the rear, tiled floor and walls, ceiling light, extractor fan, pedestal wash hand basin with mixer tap, low flush w.c., panelled bath with hand held shower and glazed protective screen, chrome radiator.

### Bedroom 1

10'9 × 8' approx (3.28m × 2.44m approx)  
PVC double glazed box bay window to the front, radiator, ceiling light, TV point, carpeted flooring and built-in sliding door wardrobes.

### Bedroom 2

14'6 × 7'9 approx (4.42m × 2.36m approx)  
Two UPVC double glazed windows to the front, carpeted flooring, radiator, ceiling light and TV point.

### Bedroom 3

11'1 × 6'9 approx (3.38m × 2.06m approx)  
UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

### Bedroom 4

8'3 × 9'6 approx (2.51m × 2.90m approx)  
UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light and USB plugs.

### Outside

To the front of the property there is a large block paved driveway with parking for at least 2 vehicles and leads to the garage, low maintenance pebbled area to the left hand side.

The rear garden is split into three tiers with a patio leading up to a fenced lawn, wooden pergola with decked area under and steps to the right hand side leading to all three levels. The third level has a large lawn and the garden is fully enclosed with fencing and trees to the rear.

### Garage

15'4 × 9'2 approx (4.67m × 2.79m approx)  
Up and over door to the front, power and light.

### Directions

Leave our office on Derby Road, Stapleford and continue over the bridge on-to Station Road, Sandiacre. At the Sandiacre traffic lights turn left on-to Longmoor Lane and proceed in the direction of Long Eaton. Take an eventual right hand turn on-to Sandringham Road and the property can be found on the right hand side identified by our for sale sign.

REF:9618

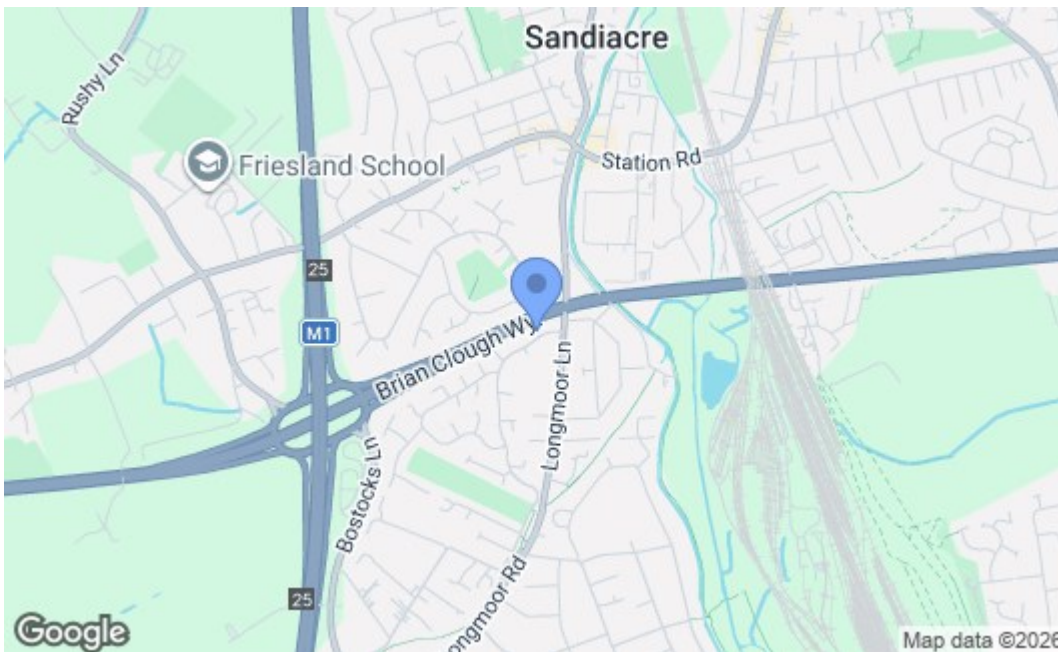
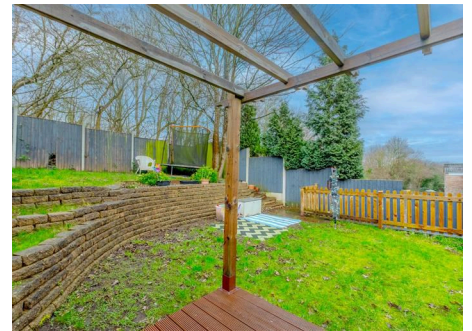
### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 14mbps Superfast 80mbps Ultrafast 180mbps  
Phone Signal – EE, O2, Vodafone, Three  
Sewage – Mains supply  
Flood Risk – No flooding in the past 5 years  
Flood Defenses – 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			
(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	

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.