



Derby Road,  
Sandiacre, Nottingham  
NG10 5HH

**£350,000 Freehold**



A BEAUTIFUL VICTORIAN SEMI DETACHED HOME, BUILT IN 1868, BOASTING A WEALTH OF ORIGINAL FEATURES AND GENEROUS PROPORTIONS THROUGHOUT, SITUATED ON DERBY ROAD IN SANDIACRE, CLOSE TO THE BORDER OF RISLEY.

Robert Ellis are delighted to bring to the market this charming and characterful Victorian property, constructed in 1868 and offering stunning period features including an impressive staircase, high ceilings and fantastic sized rooms throughout. Positioned on Derby Road in Sandiacre, close to the border of Risley, the property is ideally located for local amenities and excellent transport links. The accommodation comprises stunning hallway and staircase, two spacious reception rooms, both offering versatile living and entertaining space, along with a kitchen that flows openly through to a conservatory, creating a bright and sociable area overlooking the garden in addition to a downstairs cloakroom. To the first floor are three well proportioned double bedrooms, with the master bedroom benefitting from its own en suite, alongside the main family bathroom.

Externally, the property enjoys a private frontage, off road parking to the rear aspect and a private rear garden providing a peaceful outdoor space. An internal viewing is essential to fully appreciate the character, space and charm this beautiful Victorian home has to offer.

The property is within easy reach of shopping facilities found in Sandiacre and at Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are excellent schools for all ages which include the Risley Lower Grammar C of E primary school and Friesland senior school which are within walking distance of the property, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the transport links include J25 of the M1 which is literally only a two minute drive away, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Hallway

A lovely Victorian hardwood front door into a delightful hallway with original staircase. There is an under stairs storage cupboard.

### Lounge

16'1 x 12'2 approx (4.90m x 3.71m approx)

With double glazed UPVC sash front window, working Victorian open fireplace with period inset grate, flooring is veneered Wenge hardwood with tall original and radiator.

### Sitting/Dining Room

12'2 x 12'1 approx (3.71m x 3.68m approx)

With a double glazed UPVC sash window to the front and the same Wenge flooring. There is an inset fire place set with a simple decorative grate and radiator.

### Inner Hall

With a door to the entrance hall, door to the side leading to the rear garden and door to the cloaks/w.c. and open to the kitchen.

### Cloaks/w.c.

Having a low flush w.c. and wash hand basin, tiled splashbacks, window to the rear and tiled flooring.

### Kitchen

12'1 x 12'1 approx (3.68m x 3.68m approx)

This beautiful modern kitchen has a small central island for preparation work and plenty of floor to ceiling pantry cupboards along one wall. A full range of base and wall cupboards in a pale cream and wood effect dark brown gloss. There is a double inset stainless steel sink with a designer mixer tap, an integrated dishwasher and a washing machine. One of the pantry cupboards houses a Worcester boiler that is approximately seven years old and has been serviced every year. There is a double oven and a corner four ring electric hob. The pale flag stone flooring compliments this kitchen and runs into the open plan hard wood orangery style dining area.

### Conservatory

13'5 x 9'1 approx (4.09m x 2.77m approx)

This orangery conservatory which is open plan from the dining room has double glazed windows to the side and roof panels allowing for panoramic views over the garden.

### First Floor Landing

There is a rear hallway leading to the backdoor with downstairs cloakroom off. There is a large full height linen cupboard at the top of the stairs giving plenty of storage.

### Bedroom 1

12'5 x 12'2 approx (3.78m x 3.71m approx)

The master bedroom is on the front elevation of the house and has the same original features of tall skirting boards, coving and ceiling rose, fireplace and double glazed UPVC sash window and radiator.

### En-Suite

The en-suite has a W.C, wash hand basin and shower.

### Bedroom 2

12'2 x 12'2 approx (3.71m x 3.71m approx)

Bedroom two has the same original features of tall skirting boards, coving and ceiling rose, radiator and double glazed UPVC sash window and radiator.

### Bedroom 3

12'3 x 12'2 approx (3.73m x 3.71m approx)

Bedroom three has the same original features of tall skirting boards, coving and ceiling rose, radiator and double glazed UPVC sash window and radiator.

### Bathroom

12'1 x 9'11 approx (3.68m x 3.02m approx)

The family bathroom has a Victorian style bathroom suite comprising of a deep bath, toilet, bidet and opulent sink. There are double wall lights and double glazed window.

### Outside

Outside there are low maintenance front and rear gardens with some delightful shrubs and trees.

There is a rear driveway off the side street giving access to the garden and allowing for parking. Outside are the original three dairy out houses that give plenty of storage or would make a good workshop. The third outhouse is a functioning outside bathroom

### Directions

From J25 of the M1 take Bostocks Lane towards Risley. At the traffic lights turn right onto Derby Road and the property can be found on the left hand side.

9167CO

### 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 12bps Superfast 80mbps Ultrafast 1mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

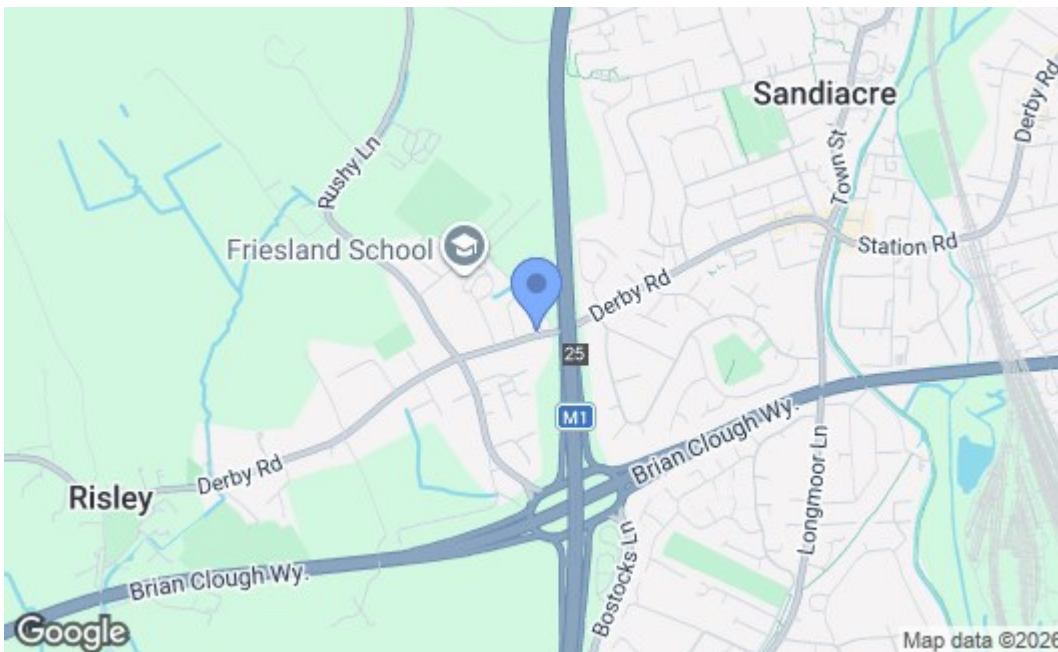
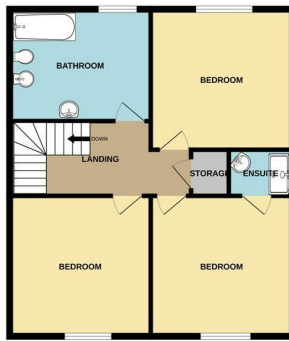
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>75</b>
	<b>57</b>	

**England & Wales** 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.