

**Paige Gardens**  
**Sandiacre, Nottingham NG10 5PB**

**£670,000 Freehold**

AN EXECUTIVE STYLE FIVE BEDROOM  
DETACHED FAMILY HOUSE SITUATED  
WITHIN AN EXCLUSIVE GATED  
DEVELOPMENT OF JUST SIX PROPERTIES  
BEING BROUGHT TO THE MARKET WITH  
NO UPWARD CHAIN.



ROBERT ELLIS HAVE GREAT PLEASURE IN WELCOMING TO THE MARKET THIS EXECUTIVE STYLE FIVE BEDROOM, THREE BATHROOM, FOUR TOILET DETACHED FAMILY HOUSE CONSTRUCTED BY JOHN RYAN DEVELOPMENTS LIMITED. SITUATED WITHIN AN EXCLUSIVE GATED DEVELOPMENT OF JUST SIX PROPERTIES.

With generous accommodation over two floors, measuring approximately 1850sqft (172sqm), the ground floor comprises a generous entrance hallway with staircase rising to the first floor, ground floor WC, study/playroom, dining room, living room, garden room, kitchen and two separate utility areas. The first floor landing provides access to five bedrooms, two of which have built-in furniture and en-suites, as well as an additional separate family bathroom.

The property also benefits from air source heating, solar panels, off-street parking, double garage (with electrically operated garage doors) and a generous wraparound-style enclosed garden.

The property is situated within this exclusive gated development of just six detached properties offering easy access to excellent nearby transport links, such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the i4 bus service and the Nottingham electric tram terminus situated at Bardills roundabout. There is excellent schooling for all ages nearby, including Ladycross, Cloudside and Friesland in Sandiacre, The Elms and Trent College in Long Eaton. Shops and amenities can be found in Sandiacre, as well as the neighbouring towns of Stapleford, Long Eaton and Ilkeston.

The property sits on the edge of open countryside, with easy access into the nearby villages of Risley, Stanton by Dale and Dale Abbey, along with nearby local walking routes, including the Erewash Canal footpath.

We believe the property will make an ideal long term family home and we highly recommend an internal viewing.



## ENTRANCE HALL

18'1" x 9'3" (5.53 x 2.83)

uPVC panel and double glazed front entrance door with double glazed windows to either side of the door, spotlights, turning staircase rising to the first floor with decorative wood spindle balustrade, double doors to the living room, along with further doors into the dining kitchen, dining room, study/playroom, ground floor WC, boiler room and double garage. Alarm control panel, media and router points.

## GROUND FLOOR WC

6'10" x 4'2" (2.09 x 1.29)

Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap. Tiling to dado height, tiled floor with underfloor heating, spotlights, extractor fan, wall mounted bathroom mirror.

## BOILER CLOSET

Housing the "Vaillant" central heating boiler and associated water tanks and cylinders.

## LIVING ROOM

20'6" x 15'7" (6.27 x 4.77)

Two double glazed windows to the rear, underfloor heating, media points, plug sockets with in-built USB charging points. Opening through to the garden room.

## GARDEN ROOM

18'10" x 7'8" (5.76 x 2.36)

uPVC double glazed French doors opening out to the rear garden patio, with additional double glazed windows to the side and rear, spotlights, media points, double doors linking into the dining kitchen.

## DINING KITCHEN

17'11" x 10'5" (5.48 x 3.19)

The kitchen comprises a matching range of contrasting fitted base, wall and drawer units, with granite work surfaces incorporating one and a half bowl sink unit with draining board and swan-neck mixer tap with tiled splashbacks, fitted five ring "Smeg" gas hob with extractor over, in-built matching "Smeg" eye level oven and grill, space for inset microwave, built-in fridge and dishwasher, wine rack, glass fronted crockery cupboards, plug sockets with inset USB charging points, spotlights, tiled floor with underfloor heating, double glazed window to the side looking onto the garden, overhanging breakfast bar space. Archway through to utility area one.

## UTILITY AREA ONE

7'9" x 5'8" (2.37 x 1.73)

Space for a double size American-style fridge/freezer, tiled flooring, fitted base and wall cupboards (matching the kitchen), with granite work surfaces and inset single sink and draining board with central swan-neck mixer tap and tiled splashbacks. Opening to utility area two.

## UTILITY AREA TWO

9'4" x 4'9" (2.87 x 1.47)

Added in 2021, creating a further utility space with plumbing for washing machine and tumble dryer, with granite worktops above, fitted shelving, double glazed window to the side overlooking the garden, spotlights, tiled floor (matching utility area one), uPVC panel and double glazed door providing access to the garden.

## DINING ROOM

11'6" x 8'7" (3.53 x 2.63)

Double glazed window to the side, underfloor heating, media points.

## STUDY/PLAYROOM

11'4" x 10'3" (3.46 x 3.13)

Double glazed windows to the front, underfloor heating, TV point.

## FIRST FLOOR GALLERIED LANDING

Loft access point to a partially boarded, lit and insulated loft space, continuation of the decorative wood spindle balustrade from the staircase and entrance hall, double glazed window to the front, radiator, spotlights, double storage closet, doors to all bedrooms and bathroom.

## BEDROOM ONE

16'3" x 12'1" (4.96 x 3.69)

Two double glazed windows to the rear, two radiators, media points, fitted glass front sliding door wardrobes with shelving and hanging space. Door to en-suite.

## EN-SUITE ONE

7'8" x 3'10" (2.34 x 1.19)

Modern white three piece suite comprising separate tiled and enclosed shower cubicle with mains shower and sliding glass shower door/screen, wash hand basin with mixer tap, push flush WC. Partial tiling to the walls and tiling to the floor, chrome ladder towel radiator, shaver point, double glazed window to the rear, spotlights with sensor operation, extractor fan.

## BEDROOM TWO

15'1" x 12'0" (4.61 x 3.66)

Two double glazed windows to the rear, two radiators, media points, freestanding mirror fronted wardrobes. Door to en-suite.

## EN-SUITE TWO

Modern white three piece suite comprising separate tiled and enclosed shower cubicle with electric shower and shower screen/sliding door, wash hand basin with mixer tap, push flush WC. Partial tiling to the walls and tiling to the floor, wall mounted ladder towel radiator, shaver point, bathroom mirror, spotlights lights with sensor operation, extractor fan.

## BEDROOM THREE

10'9" x 9'11" (3.29 x 3.03)

Double glazed window to the front, radiator, TV point.

## BEDROOM FOUR

11'4" x 9'10" (3.47 x 3.02)

Three double glazed windows to the front, radiator, TV point.

## BEDROOM FIVE

11'1" x 8'11" (3.38 x 2.72)

Double glazed window to the side, radiator, TV point.

## FAMILY BATHROOM

8'10" x 7'3" (2.70 x 2.21)

Modern white four piece suite comprising separate bathtub with mixer tap and tiled surround, separate tiled and enclosed shower cubicle with glass screen and sliding shower door with mains shower, wash hand basin with mixer tap, push flush WC. Double glazed window to the side, partial tiling to the walls and floor, chrome ladder towel radiator, bathroom mirror, spotlights, extractor fan.

## OUTSIDE

To the front of the property, there is a block paved driveway providing off-street parking for two/three vehicles, access to the double garage with electrically operated doors, pedestrian gated access then leads into the wraparound side and rear gardens.

## TO THE SIDE & REAR

The side and rear gardens offer fantastic garden space with a wraparound style side and rear, incorporating various sections with twin pedestrian gated access leading back to the front and driveway. The side and rear gardens have shaped and tended lawns with well stocked flowerbeds and borders housing a wide variety of specimen bushes, shrubs, trees and plants, all being enclosed by timber fencing to the boundary lines. Decorative plum slate chippings, useful timber storage shed, water butts, external lighting and water tap, double power point, separate decked entertaining space with pagoda, flagstone paved patio seating area, double doors lead back into the garden room and kitchen, ornamental pond with slate chippings, raised and planted rockery. The gardens enjoy a sunny aspect throughout the day.

## DOUBLE GARAGE

22'3" x 16'0" (6.79 x 4.88)

Twin electrically operated roller doors to the front, personal access door from the hallway, uPVC panel and double glazed exit door into the rear garden, power and lighting points, wall mounted electrical consumer box, loft access point with wooden pull-down ladder to a useful storage space with lighting.

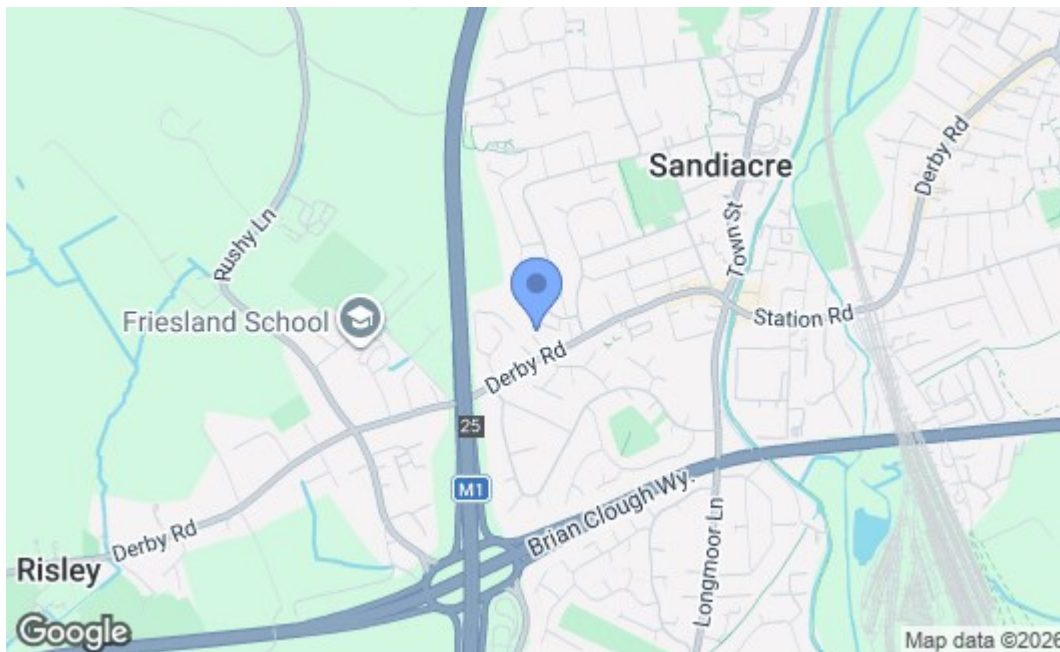
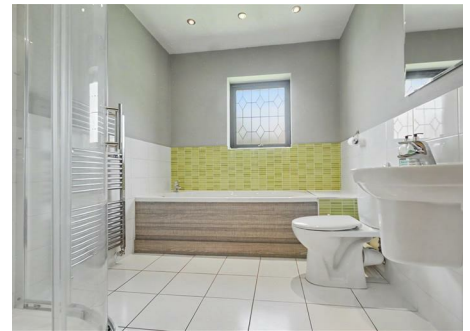
## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At Sandiacre traffic lights, continue straight over onto Derby Road. Head in the direction of Risley before taking a right hand turn into Paige Gardens. The property can be found tucked away in the bottom left corner of the development.

## AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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.