

**Bridge Street**  
**Sandiacre, Nottingham NG10 5QT**

**£245,000 Freehold**

A LARGER THAN EXPECTED THREE  
BEDROOM MID TERRACED HOUSE.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS RELATIVELY MODERN WESTERMAN HOMES CONSTRUCTED THREE BEDROOM, TWO BATHROOM, THREE TOILET MID TERRACED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

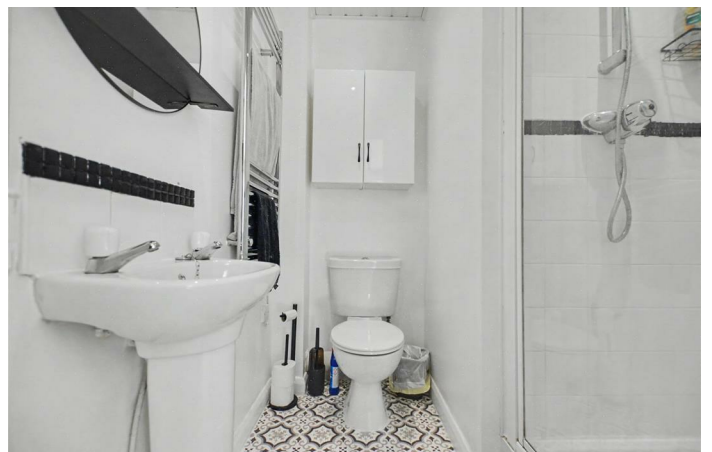
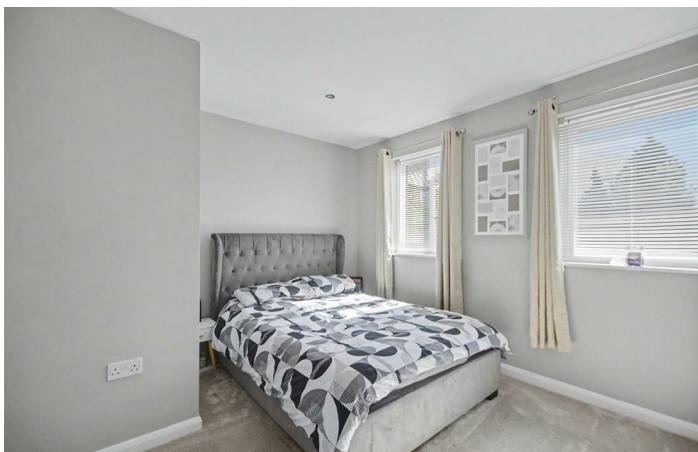
With accommodation over two floors, the ground floor comprises entrance hall, ground floor WC, kitchen, living room and conservatory. The first floor landing then provides access to three bedrooms, the principal bedroom with en-suite facilities, and a family bathroom.

The property also benefits from double glazing throughout, electric supplied heating, off-street parking, garage and enclosed rear garden.

The property is situated in this popular and established residential location within close proximity of excellent nearby schooling for all ages, good transport links including the i4, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is easy access to ample outdoor space and walking routes along the Erewash Canal, whilst also being on the door step to shops, services and amenities in Sandiacre, Stapleford and nearby Long Eaton.

We believe the property will make an ideal first time buy or young family home and we highly recommend an internal viewing.



## ENTRANCE HALL

8'10" x 6'11" (2.70 x 2.12)

Panel and stained glass double glazed entrance door, wall mounted electric heater, router points, turning staircase rising to the first floor with decorative wood spindle balustrade, double glazed window (with fitted blinds). Doors leading to the living room, kitchen and WC.

## GROUND FLOOR WC

6'2" x 3'4" (1.90 x 1.02)

Modern white two piece suite comprising push flush WC and wash hand basin with tiled splashbacks. Wall mounted electric heater, double glazed window to the front (with fitted blinds).

## KITCHEN

12'3" x 5'11" (3.74 x 1.81)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with roll top laminate style work surfaces with inset single sink and draining board, central swan neck mixer tap and tiled splashbacks. Fitted four ring hob with extractor over and oven beneath. Space for under-counter washing machine and/or dishwasher. Further space for full height fridge/freezer, extractor fan, wall mounted electric heater, double glazed window to the front (with fitted roller blinds).

## LIVING ROOM

15'1" x 12'5" (4.62 x 3.81)

Decorative panelling to one wall, double glazed window to the rear, uPVC panel and double glazed door leading through to the conservatory, media points, useful understairs storage space housing the electric meter.

## CONSERVATORY

11'5" x 9'8" (3.50 x 2.95)

Brick and double glazed construction with sloping glass ceiling and sliding double glazed patio doors opening out to the rear garden, double glazed windows either side of the doors, power points, wall light point, inset USB charging points, personal access door into the garage.

## FIRST FLOOR LANDING

Decorative wood spindle balustrade, airing cupboard housing the hot water tank and cylinder, loft access point to an insulated and lit loft space via pull-down ladders, wall mounted electrical heater. Doors to bedrooms and bathroom.

## BEDROOM ONE

12'6" x 12'5" (3.82 x 3.80)

Two double glazed windows to the front (with fitted blinds), spotlights, two freestanding double wardrobes, wall mounted electric heater. Door to en-suite.

## EN-SUITE

5'9" x 5'8" (1.77 x 1.75)

Three piece suite comprising tiled and enclosed shower cubicle with mains shower and glass shower screen, push flush WC and wash hand basin with tiled splashbacks. Wall mounted bathroom cabinet, chrome towel radiator, light point with shaver inlet, panelled ceiling with spotlights and extractor fan.

## BEDROOM TWO

15'10" x 8'7" (4.84 x 2.64)

A dual aspect room with double glazed window to the front (with fitted blinds), Velux roof window to the rear, wall mounted electric heater and secondary loft access point.

## BEDROOM THREE

9'3" x 5'10" (2.84 x 1.78)

Double glazed window to the rear overlooking the rear garden and wall mounted electric heater.

## FAMILY BATHROOM

6'8" x 6'4" (2.04 x 1.95)

Modern white three piece suite comprising panel bath with glass screen, mixer tap and dual attachment mains shower, wash hand basin with mixer tap, storage cabinets and drawers beneath, hidden cistern push flush WC. Decorative boarding to the walls, double glazed window to the rear, wall mounted electric heater, extractor fan, shaver point.

## OUTSIDE

To the front of the property, there is a tarmac driveway providing off-street parking, decorative plum slate chippings and access to the garage, as well as the side entrance door.

## TO THE REAR

The rear garden is enclosed by timber fencing to the boundary line and is predominantly lawned with a decked entertaining space in the top right hand corner of the plot. Within the garden, there is an external water tap, rear lighting point and power socket.

## GARAGE

Up and over door to the front, power, lighting and water supply, as well as plumbing for the washing machine and fitted shelving. Worktop space, wall mounted storage cabinets and glass fronted crockery cupboards.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Take a right hand turn onto Bridge Street. The property can be found on the right hand side.

## AGENTS NOTE

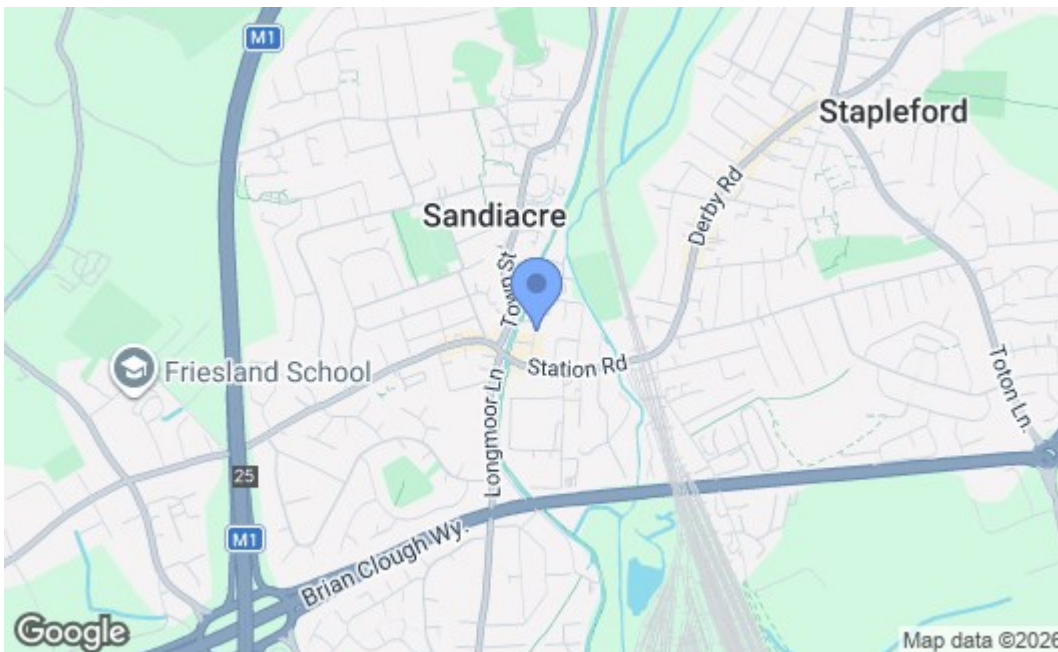
The property suffered minor flooding into the garage and hallway in 2023, the source of flooding caused by Storm Babet.



GROUND FLOOR



1ST FLOOR



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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.