



Hayworth Road  
Sandiacre, Nottingham NG10 5LL

A "UPSIDE DOWN" LIVING, THREE  
BEDROOM SEMI DETACHED HOUSE, SPLIT  
LEVEL PROPERTY.

**£220,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS HOMELY AND EXTREMELY WELL PRESENTED THREE BEDROOM SEMI DETACHED "UPSIDE DOWN" LIVING FAMILY HOUSE. THIS IS THE FIRST TIME THIS PROPERTY HAS BEEN ADVERTISED FOR SALE IN OVER 50 YEARS.

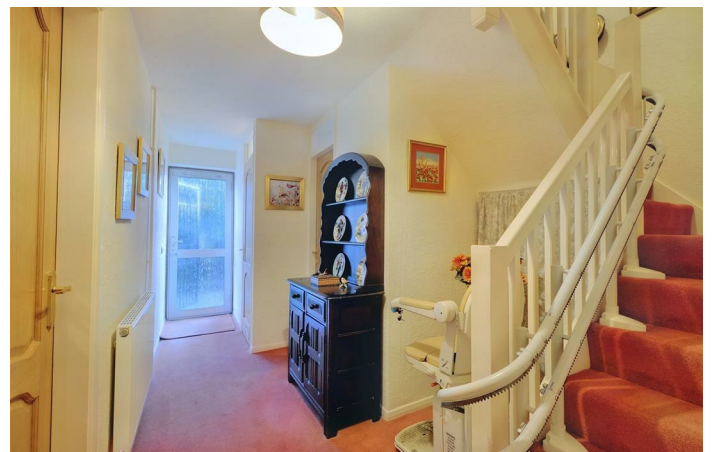
With accommodation over two floors comprising an entrance carport leading through to the first level hallway in turn to the lounge, diner and kitchen on the top floor. A turning staircase off the hallway then lowers down to three good size bedrooms, bathroom and separate WC.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking and gardens to the side and the rear.

The freehold of the property was purchased some years ago, meaning that there is no longer any requirement for ground rent charges and the property itself is located within this extremely popular location, within easy reach of excellent nearby schooling for all ages such as Friesland, Cloudside and Ladycross schools. For those needing to commute, there are also good links nearby to the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

Also nearby, there are the shops and services within the town itself, as well as the neighbouring towns of Stapleford and Long Eaton. For families, there is easy access to Hayworth Road park.

We believe that the property would make an ideal first time buy or young family home and for those looking for something a little bit different with the topsy turvy living, and therefore highly recommend an internal viewing.



## CARPORT

15'10" x 11'2" (4.85 x 3.42)

Folding front doors and singular pedestrian door to the front. Window to the side, power and lighting points.

## ENTRANCE HALL

11'6" x 2'7" (3.51 x 0.80)

With doors to both the living space and the kitchen. Turning staircase dropping down to the lower level with storage cupboard at the half landing. Panel and glazed door leading back through to the carport. There is also a loft access point within this space.

## KITCHEN

10'0" x 10'3" (3.07 x 3.14)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter-level one and a half bowl sink unit with draining board and mixer tap. Space for cooker and under-counter fridge or freezer, aluminium framed double glazed window to the rear making the most of the views beyond, radiator and boiler cupboard housing the gas fired combination boiler (for central heating and hot water).

## THROUGH LOUNGE DINER

21'8" x 11'8" (6.62 x 3.56)

Double glazed windows, dual aspect to both the front and rear, both with aluminium frames (the front with fitted blind). Central corner slate-style chimney breast with inset coal effect gas fire, media points, radiator and wall light points. From the rear living room window there are views over the cricket ground.

## LOWER HALLWAY

16'10" x 7'3" (5.14 x 2.22)

Aluminium and double glazed exit door to outside, radiator, turning staircase rising to the first floor, useful understairs storage space which also houses the plumbing for the washing machine. Doors to all bedrooms, bathroom and separate WC.

## BEDROOM ONE

15'0" x 11'8" (4.59 x 3.56)

Aluminium framed double glazed window to the rear (with fitted Roman blind) and radiator.

## BEDROOM TWO

12'1" x 11'2" (3.69 x 3.41)

Double glazed aluminium framed window to the side and radiator.

## BEDROOM THREE

11'5" x 8'0" (3.49 x 2.46)

Aluminium framed double glazed window to the front and radiator.

## BATHROOM

8'0" x 4'4" (2.46 x 1.34)

Three piece suite comprising corner bath with bath seat, wash hand basin and separate tiled and enclosed shower cubicle with mains shower and folding shower door. Fully tiled walls, aluminium framed double glazed window to the rear, radiator, wall mounted fan and mirror fronted bathroom cabinet.

## SEPARATE WC

4'8" x 2'3" (1.43 x 0.71)

Housing of a low flush WC with fully tiled walls and floor, aluminium framed double glazed window to the rear.

## OUTSIDE

To the front of the property there is a lowered kerb entry point to a driveway shared with the neighbouring property which in turn leads to the carport via sliding and pedestrian style front entrance doors. The front then offers a turning stepped staircase with decorative gravel stone chippings and planted rockery to either side to the lower level which is flanked and surrounded by a vast amount of planted mature bushes and shrubbery. At the bottom of the steps there is a lower courtyard style garden, again flanked with planted borders and decorative gravel stone chippings. Within this area situated directly beneath the carport there is a useful external brick store with side lockable entry door and window. This also has power and lighting.

## REAR GARDEN

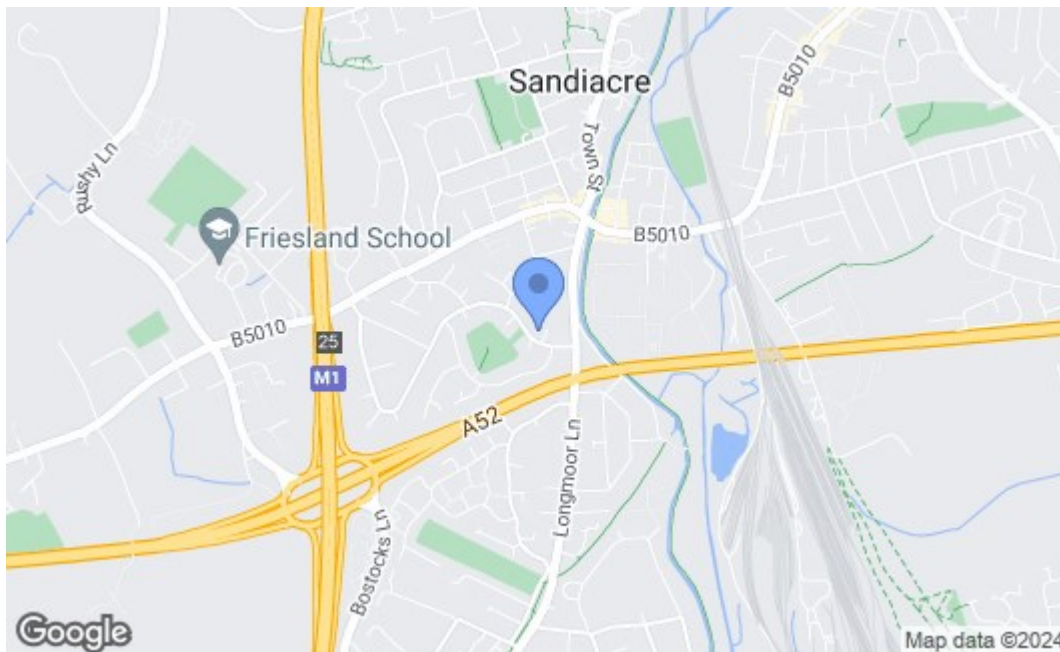
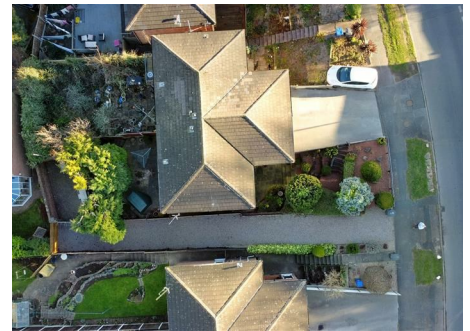
The rear garden is enclosed and generally designed for low maintenance being predominantly paved making an ideal seating area enclosed by timber fencing and brick wall to the boundary line.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the main Sandiacre traffic lights, turn left onto Longmoor Lane and proceed in the direction of Long Eaton. Take a right hand turn onto Hayworth Road proceeding up the hill and following the bend in the road to the right. The property can then be found on the right hand side.

Ref: 7885NH





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		71	
(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.