



Derby Road,  
Sandiacre, Nottingham  
NG10 5HH

**Price Guide £560-570,000**

**Freehold**





THIS TRULY IS A STUNNING INDIVIDUAL HOME WHICH OFFERS LUXURIOUS, HIGHLY APPOINTED ACCOMMODATION THROUGHOUT WHICH WILL BLOW YOUR MIND WHEN A VIEWING IS UNDERTAKEN.

Robert Ellis are pleased to be instructed to market this beautiful home which is situated in Sandiacre and provides the most luxurious and highly appointed accommodation throughout. For the full extent of the accommodation and finish to the property to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The property currently has three double bedrooms with the master bedroom having a fully fitted dressing room and the most luxurious bathroom en-suite, but it could easily be changed into a four bedroom property if this was required by a new owner. The property has a sound system to the ground floor and main bedroom area, there is data cabling to all the rooms for TV's and the internet and there are solar panels to the roof which together with an efficient heating system and double glazing, help to keep running costs down to a minimum. The property has private hard landscaped gardens to three sides with there being a covered entertainment area at the rear, which is again a special feature of this property which people will see when they view.

The property is within easy reach of many local amenities and facilities which includes excellent local schools for all ages and the transport links, all of which have helped to make this a very popular and convenient place for people to live. The property stands back from Derby Road on a corner plot with a walled, private garden to the front and right hand side and is constructed of a facia brick under a pitched tiled roof, with the original property having been significantly extended to the rear. The property benefits from an efficient gas central heating system, double glazing throughout and the solar panels to the roof and is entered through a large wood panelled door to the spacious hallway, from which there are open tread walnut stairs with a glazed balustrade leading to the first floor. The lounge is at the front of the house and this has a feature fireplace incorporating a log burning fire and the hall opens into the spacious living/dining kitchen which is exclusively fitted with Shaker units, silestone work surfaces and includes several integrated appliances, with there being a large island in the middle of the room which has a champagne sink, seating at one end and there is also an oak dining table which will remain at the property when it is sold. From the kitchen there is a rear hallway which has full height glazed French doors leading out to either side of the house and the hall provides access to the large utility room which is also fitted with silestone work surfaces and Shaker style units and this leads to the ground floor w.c. and has an internal door to the double width garage/store. To the first floor the landing leads to the three double bedrooms with the main bedroom having a walk through to a large dressing room which is fitted with shelving, hanging rails and drawers and this then leads to the most luxurious en-suite bathroom which has a two person spa bath with a TV inset into the tiled wall at one end and a large separate walk-in shower. There is also the main family bathroom which includes a mains flow shower over the bath and as previously mentioned the property could easily be changed into a four bedroom home if this was required by a new owner. Outside there is a walled, private hard landscaped garden at the front and side with there being a hot tub area to the right hand side of the property, there is a raised ornamental pond which has recently had a new pump fitted and at the rear of the house there is a double width driveway at the front of the garage and at the rear there is a covered entertainment/bar area.

Sandiacre is a very popular residential area to the West of Nottingham and is easily accessible to the shops provided by Sandiacre, Stapleford and Long Eaton with Pride Park being only a short drive down the A52. There are excellent local schools for all ages within walking distance of the property, healthcare and sports facilities which includes several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1 which is literally only a couple of minutes drive away, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Reception Hall

Wood panelled entrance door to the front, open tread walnut staircase with a glazed balustrade leading to the first floor, Karndeian flooring with underfloor heating, cornice to the wall and ceiling, recessed lighting to the ceiling, double fitted cupboard housing the comms unit for data cabling, screen for CCTV cameras, control unit for the solar panels and the electric consumer unit, feature inset wine rack to one wall with ambient lighting and the hall opens into the open plan living/dining kitchen.

### Lounge/Sitting Room

12' max x 11'10 approx (3.66m max x 3.61m approx)

Double glazed window with shutters to the front, log burning stove set in a feature tiled fireplace with wooden mantle and granite hearth, Karndeian flooring with underfloor heating, cornice to the wall and ceiling, double opening glazed doors to the hall, panelling to the walls, two speakers inset into the ceiling, shelving to one side of the chimney breast to store logs and two wall lights.

### Dining/Living Kitchen

28' to 15' x 18' to 11' approx (8.53m to 4.57m x 5.49m to 3.35m approx)

This large open plan living area has grey Shaker units with LED lighting to the plinths and includes a double bowl Belfast sink with a Quooker instant hot water tap set in a Silestone work surface with integrated dishwasher, cupboards and a pull out recycling bin cupboard below, wall cupboard, display cabinet and high level cupboards above where there is also a double glazed window with fitted shutters to the side of the property, central island with LED lighting to the plinths and a champagne sink set in a Silestone surface with oak edging to two sides providing seating for several people at one end of the island and there are cupboards and wide pan drawers below, cooking Range with Silestone work surfaces to either side with drawers under, mirrored back plate to the wall behind the Range with an oak shelf above, upright integrated fridge and freezer, double pantry cupboard having shelving and drawers, microwave oven and further cupboards above, log burning stove set in a feature chimney breast with hearth having data points and power points for a wall mounted TV, oak dining table which provides seating for up to 8 people, fitted desk with an oak surface and cupboard and drawers below, double glazed window with fitted shutters to the front, Karndeian flooring with underfloor heating, cornice to the wall and ceiling, recessed lighting to the ceiling and lighting over the central island, four speakers inset into the ceiling, double opening and double glazed French doors leading out to the private covered patio/entertainment area at the rear of the house.

### Rear Hall

The rear hall is probably the main reception area to the property and this opens to the living/dining kitchen and has double glazed French doors with windows to either side, all having fitted blinds with there being doors leading out to the front and rear, Karndeian flooring with underfloor heating, recessed lighting to the ceiling, cornice to the wall and ceiling and a oak panelled door leading into the utility room.

### Utility Room

13' x 6' approx (3.96m x 1.83m approx)

The utility room has a tiled dog wash sink with a mixer tap and shower set in a Silestone surface with a tiled panel and cupboards and storage space below, housing for an automatic washing machine and tumble dryer with storage space above, upright shelved cupboard, recessed lighting to the ceiling, cornice to the wall and ceiling, Karndeian flooring with underfloor heating, cloaks hanging and an extractor fan.

### Ground Floor w.c.

Panelling to the lower parts of the walls, opaque glazed window, low flush w.c., hand basin with mixer tap and two drawers below, cornice to the wall and ceiling, extractor fan, recessed lighting to the ceiling and Karndeian flooring with underfloor heating.

### First Floor Landing

Glazed balustrade with an oak hand rail leads from the stairs onto the landing, hatch with ladder to the loft, double glazed window to the side, cornice to the wall and ceiling, plaster archway and oak panelled doors leading to the bedrooms and family bathroom.

### Bedroom 1

18' x 10' approx (5.49m x 3.05m approx)

Double glazed windows with fitted blinds to the side and rear, feature radiator, cornice to the wall and ceiling, recessed lighting to the ceiling, data point and power points for a wall mounted TV, switches for bedside lights to either side of the bed position, two speakers to the ceiling, steps leading to a walk through to the dressing room and en-suite bathroom.

### Walk Way

Double glazed windows with fitted blinds to either side, feature radiator and recessed lighting to the vaulted ceiling.

### Dressing Area

16' x 10' approx (4.88m x 3.05m approx)

The dressing room has fitted shelving, drawers and hanging space extending to three walls, a double glazed window with fitted blind to the side, two Velux windows to the sloping ceiling, recessed lighting to the ceiling, speaker fitted to the ceiling, feature radiator and oak panelled door to:

### En-Suite Bathroom

The en-suite to the main bedroom has a spa bath for two people with a hand held retractable shower and a steam free TV set in one wall at the end of the bath, tiling to the three walls around the bath, large walk-in shower with a mains flow shower system having a rainwater shower head and a hand held shower, tiling to two walls and a glazed protective screen, low flush w.c., wall mounted hand basin with mixer tap having a mirror with ambient lighting set on a tiled wall above, feature radiator with a chrome heated towel rail, double glazed window with fitted shutters, tiled flooring, recessed lighting to the ceiling, Velux window to the vaulted ceiling and an extractor fan.

### Bedroom 2

12' x 12' including wardrobes approx (3.66m x 3.66m including wardrobes approx)

Having a double glazed window with fitted shutters to the front, feature radiator, steps leading to a mezzanine floor above the range of built-in wardrobes which have sliding doors with two of the doors being mirrored and providing hanging space and shelving and within the wardrobes there are data points and power points for a wall mounted TV, recessed lighting to the ceiling, feature radiator and LED lighting to the under side of the mezzanine floor above the wardrobes.

### Bedroom 3

11'10 to 10' x 10' approx (3.61m to 3.05m x 3.05m approx)

Double glazed window with fitted shutters to the front, feature radiator, cornice to the wall and ceiling, recessed lighting to the ceiling and a data point and power point for a wall mounted TV.

### Bathroom

The luxurious main bathroom has a white suite including a P shaped bath with a tiled side panel having LED ambient lighting below, mains flow shower with a rainwater shower head and hand held shower over the bath with tiling to three walls and a glazed protective screen, hand basin with a mixer tap and a curved drawer under, low flush w.c. with a concealed cistern set on a tiled wall with two display recesses and a tiled shelf over, feature radiator with heated chrome towel rails, half tiled walls and tiled flooring with underfloor heating, cornice to the wall and ceiling and recessed lighting to the ceiling.

### Outside

The gardens extend from the front to the side of the property and there is a double width driveway in front of the garage which provides off road parking for two vehicles and has a solid gate set in a brick wall leading through to the garden area with an Indian sandstone pathway leading to the main entrance door. There is an astro turf lawn, a raised pond with newly installed pump and there is a filtration system, block paved area to position a hot tub with an electric supply being provided, block paving extending to the front of the property where there is a log store, brick walls to the boundaries, an electric gate with intercom and camera leading out to the front, steps to the front door, there is outside lighting around the property, external power points, lighting to the inside of the boundary wall and there are outside hot and cold tap provided.

### Garage

16'10 x 11'10 approx (5.13m x 3.61m approx)

The garage provides an excellent storage facility for the property and has a folding electrically operated up and over door at the front, a wall mounted Vaillant boiler, a Tempest hot water storage tank, fitted shelving to the walls and power and lighting is provided.

### Outside Entertainment Area

16' x 11' approx (4.88m x 3.35m approx)

At the rear of the property there is a covered area which provides an all year round outside entertainment area with it having two Velux windows to a vaulted roof with panelling to the two sides and a brick wall, two wall mounted heaters, speakers, power points and lighting, Indian sandstone flooring and fencing to the side boundary. An electric supply is provided for a hot tub and there is fencing to the side boundary.

### Directions

From the A52 J25 of the M1 motorway proceed towards Long Eaton along Bostocks Lane, immediately after the Novotel Hotel turn left into Bostocks Lane and at the traffic lights turn right onto Derby Road.  
7724AMMP

### Council Tax

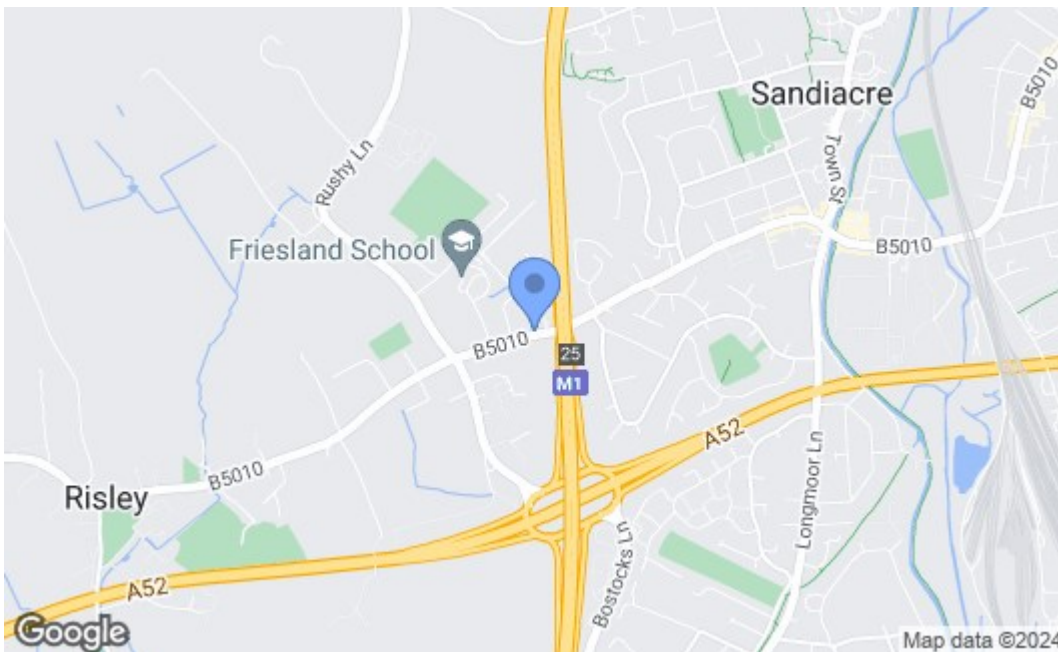
Erewash Borough Council Band D

### Instagram Page

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ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(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.