



Victoria Road
Sandiacre, Nottingham NG10 5JE

£269,500 Freehold

A VICTORIAN THREE BEDROOM, THREE STOREY DETACHED FAMILY HOUSE.



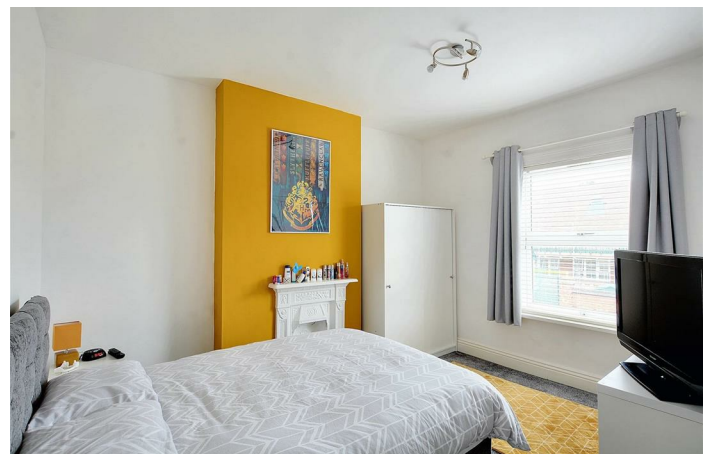
ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED CHARACTERFUL VICTORIAN THREE STOREY, THREE BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With benefits such as gas fired central heating from a recently fitted combination boiler, double glazing and South facing enclosed garden to the rear.

Extended to now provide accommodation over three floors, the accommodation comprises a ground floor entrance hall, living room, dining room, kitchen with pantry, utility room and cloaks/WC to the ground floor. The first floor landing then provides access to two bedrooms (the front with a walk-in wardrobe) and bathroom. The principal bedroom can then be found on the top floor.

The property is located favourably within close proximity of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland Schools. There is also easy access to local amenities and shopping facility such as the local Co-operative food store and nearby Post Office. There are also amenities in the town such as the library. For those needing to commute, there is easy access to good transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout. The property also sits on the edge of ample outdoor space and countryside including that of Cloudside Farm and Stoney Clouds.

We believe the property would make an ideal family home and highly recommend an internal viewing.



ENTRANCE HALL

16'4" x 3'9" (5 x 1.16)

Composite and double glazed front entrance door, radiator, decorative coving, laminate flooring, staircase rising to the first floor. Internal doors to living room and dining room.

LIVING ROOM

12'6" x 12'5" (3.82 x 3.81)

Double glazed window to the front (with fitted blinds), radiator, coving, meter cupboard box, media points, central chimney breast incorporating multi fuel burner. Opening through to the dining area.

DINING AREA

13'1" x 12'11" (4 x 3.94)

With double glazed French doors with double glazed window above opening out to the rear garden, matching to the hallway laminate flooring, radiator, opening back through to the living room. Internal door to kitchen.

KITCHEN

9'9" x 9'4" (2.98 x 2.87)

The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating five ring gas hob with extractor over and double oven beneath, inset double sized Belfast sink unit with spray hose mixer tap, decorative tile splashbacks, two double glazed windows to the side, tiled floor. Opening through to the utility area. Door to understairs walk-in pantry with shelving and a light.

UTILITY

8'10" x 4'11" (2.70 x 1.50)

Plumbing space for the washing machine and dishwasher with counter space above, decorative tile splashbacks, space for full height fridge/freezer, matching to the kitchen tiled floor, radiator, double glazed window to the side.

GROUND FLOOR WC

5'11" x 2'7" (1.81 x 0.81)

Housing a push flush WC, radiator, double glazed window to the rear.

FIRST FLOOR LANDING

Decorative open spindle balustrade, doors to all bedrooms and bathroom, useful storage space.

BEDROOM TWO

12'11" x 10'0" (3.95 x 3.07)

Double glazed window to the rear, decorative original fireplace, radiator.

BEDROOM THREE

12'5" x 10'1" (3.80 x 3.08)

Double glazed window to the front (with fitted blinds), decorative original fireplace, radiator. Door to walk-in wardrobe.

WALK-IN WARDROBE

6'0" x 2'11" (1.84 x 0.90)

Double glazed window to the front, space for fixed or freestanding furniture.

BATHROOM

9'9" x 8'11" (2.98 x 2.72)

Modern white ROCA three piece suite comprising panel bath with shaped glass shower screen, mixer tap, handheld shower attachment and mains drench shower over, hidden cistern push flush WC, wash hand basin with dual storage cupboards beneath, tile splashbacks and mixer tap. Double glazed window to the side (with fitted roller blind), chrome ladder towel radiator, wall mounted bathroom cabinet, additional mirror fronted bathroom cabinet, radiator, laminate style vinyl flooring. Boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

INNER LANDING LOBBY

With door access from the landing and turning staircase rising to the top floor.

TOP FLOOR BEDROOM ONE

16'4" x 10'11" (4.98 x 3.35)

Double glazed window to the side (with fitted Roman blind) offering a fantastic view over Sandiacre, Velux roof windows to both the front and rear (both with fitted blinds), mains radiator, spotlights, useful eaves fitted storage cabinets/cupboards. Decorative open spindle balustrade.

OUTSIDE

To the front of the property there is a foregarden with wrought iron entrance gate and pathway to the front entrance door. Side access gate leading to the rear. The enclosed South facing rear garden benefits from an initial patio area access via the French doors from the dining room. The garden itself is both walled and hedged to offer privacy/security, benefitting from being South facing with a good sized "L" shaped garden lawn with rear patio area housing a timber storage shed. Within the garden there are external security light points and water tap. Pedestrian access back to the front.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction, continue straight over onto Derby Road, Sandiacre, turning immediately right (past the CO-OP), and then take the second left onto Victoria Road. The property can be found on the left hand side.

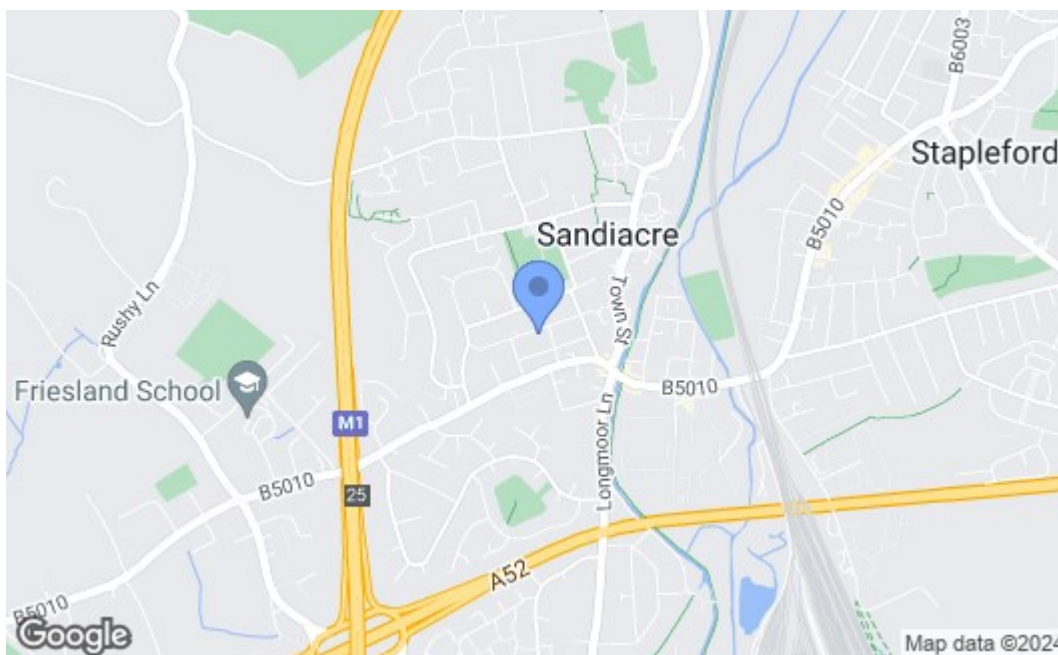
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THREE BEDROOM DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C024



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		53	
(21-38) F			
(1-20) G			77
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ 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 ₂ 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.