



Harewood Close
Sandiacre, Nottingham NG10 5PL

£399,995 Freehold

A BOVIS HOMES CONSTRUCTED, THREE BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOUSE SITTING ON A FANTASTIC SIZE PLOT WITH LARGE DRIVEWAY AND DETACHED DOUBLE GARAGE



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Robert Ellis are delighted to welcome to the market the Alvechurch, a Bovis Homes constructed three bedroom, two bathroom, three toilet, detached family house situated within this private cul-de-sac location on the previously known Springfield Farm estate in Sandiacre, with the benefit of a large driveway leading to a detached double garage with a fantastic size overall plot.

With accommodation over two floors comprising entrance hall with ground floor w.c., box bay fronted living room, dining room and conservatory and spacious breakfast kitchen to the ground floor. The first floor landing provides access to three bedrooms, with the principal bedroom benefiting from an en-suite shower room and family bathroom suite.

Other benefits to the property include gas central heating from combi boiler, double glazing, ample off street parking, detached double garage, detached garden room with power and lighting and a fantastic size family plot.

As also previously mentioned the property is located within a quiet residential cul-de-sac location within close proximity of excellent nearby transport links such as the A52 for Nottingham and Derby and the M1 J25 motorway, there is also easy access to a vast array of outdoor and countryside space and nearby schooling for all ages such as Friesland, Risley, Cloudside and Ladycross schools, covering a variety of age groups.

We believe the property itself would make an ideal family home with further potential to extend subject to the relevant permissions and approvals due to the size of the plot and we would therefore highly recommend an internal viewing.



Entrance Hall

7'4" x 6'0" approx (2.24m x 1.83m approx)

Front panelled door with Georgian style glass to the side of the door, stairs to the first floor with decorative wood spindle balustrade, radiator, parquet style flooring and doors to:

Cloaks/w.c.

6'6" x 2'10" approx (2m x 0.88m approx)

Two piece suite comprising push flush w.c. and wash hand basin. Tiled shelving, tiled window sill, Georgian style double glazed window to the front, radiator and wall mounted electrical consumer box.

Lounge

16'6" x 11'5" approx (5.03m x 3.5m approx)

With walk-in Georgian style double glazed box bay window to the front, radiator, coving, media points, brick and tile fireplace incorporating coal effect fire and double archways then open to the dining room.

Dining Area

11'5" x 8'9" approx (3.5m x 2.69m approx)

With a radiator, coving and Georgian style double doors leading through to the conservatory with matching full height Georgian panes either side of the door.

Conservatory

13'5" x 11'6" approx (4.11m x 3.52m approx)

Brick and double glazed construction with glass pitched roof incorporating electric ceiling fan, power and lighting points and double doors then open out into the rear garden.

Breakfast Kitchen

16'9" x 9'6" approx (5.12m x 2.92m approx)

Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter level 1½ bowl sink unit with draining board and central swan neck mixer tap. Fitted counter level Neff four ring gas hob, built-in matching Neff eye level oven, space for fridge freezer, behind cupboard space and plumbing for a washing machine and dishwasher, decorative tiled splash backs, full height pantry style cupboard, space for dining table and chairs, radiator, Georgian style double glazed window to the rear overlooking the garden with fitted roller blind, useful under stairs storage closet and UPVC panel and double glazed Georgian style exit door to outside.

First Floor Landing

With doors to all bedrooms and bathroom. Spotlight, airing/storage cupboard housing the gas central heating combination boiler, radiator and shelving space. Loft access point to the insulated and lit loft.

Bedroom 1

12'0" x 11'7" approx (3.68m x 3.54m approx)

Georgian style double glazed window to the front and radiator. Door to:

En-Suite

9'3" x 4'11" approx (2.84m x 1.52m approx)

A modern white three piece suite comprising tiled and enclosed shower cubicle with dual attachment Mira mains ran shower, push flush w.c. and oversize wash hand basin with central mixer tap, double storage cabinets beneath and tiled splashbacks. Double glazed Georgian style window to the front with fitter roller blind, radiator and spotlight.

Bedroom 2

11'11" x 11'1" approx (3.65m x 3.39m approx)

Georgian style double glazed window to the rear overlooking the garden, radiator and fitted double size mirror fronted sliding door wardrobe. Fitted shelving.

Bedroom 3

9'11" x 8'1" approx (3.03m x 2.48m approx)

Georgian style double glazed window to the rear, again overlooking the garden, with fitted roller blind and radiator. Virgin media broadband point.

Bathroom

6'9" x 6'0" approx (2.06m x 1.83m approx)

Three piece suite comprising panelled bath with mixer tap, wash hand basin with mixer tap and push flush w.c. Georgian style double glazed window to the side with fitted Roman blind, fully tiled walls and floor, Radiator, additional chrome heated ladder towel radiator, spotlights, shaver point and wall mounted mirror fronted bathroom cabinet.

Outside

To the front the property is approached by a generous size block paved style shaped driveway providing off street parking for several cars and vehicles leading to the detached pitched roof double garage and offering a matching pathway to the front entrance door/covered open porch. The front garden has a lawn and well established, planted flower beds and borders housing a wide variety of mature bushes, shrubs, trees and plants. There is gated pedestrian access and leads to the side and rear garden. To the front there outside lighting to the porch and garage.

The garden itself extends to a fantastic depth to both the side and rear, with a good size shaped and edged garden lawn, ideal for families, it is well flanked and surrounded by a selection of planted flower beds to the boundary line incorporating a vase array of mature and specimen bushes, shrubs, trees and plants. Within the garden there is a good size paved patio area, ideal for entertaining, external lighting points and water tap, pedestrian gated access leading back onto the driveway, a pitched roof timber wendy-house with open porch and patio area and pathway access then leads to the garden room and detached double garage.

Garden Room

13'8" x 7'10" approx (4.18m x 2.4m approx)

With side entrance door, power and lighting points.

Detached Double Garage

17'9" x 15'2" approx (5.42m x 4.63m approx)

With electrically operated remote control garage door to the front, personal access door to the side, power and lighting points.

Directions

From our Stapleford branch on Derby Road,, proceed in the direction of Sandiacre crossing the bridge onto Station Road. At the Sandiacre traffic junction turn left onto Longmoor Lane and proceed if going in the direction of Long Eaton. Look for and take an eventual right hand turn onto Sandringham Road and follow the bend on the right onto Buckingham Road. Take a right hand turn eventually into the cul-de-sac of Harewood Close and follow to the head of the cul-de-sac where the property can be found identified by our for sale board.

Council Tax

Erewash Borough Council Band D

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Unknown

Phone Signal – Unknown

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.

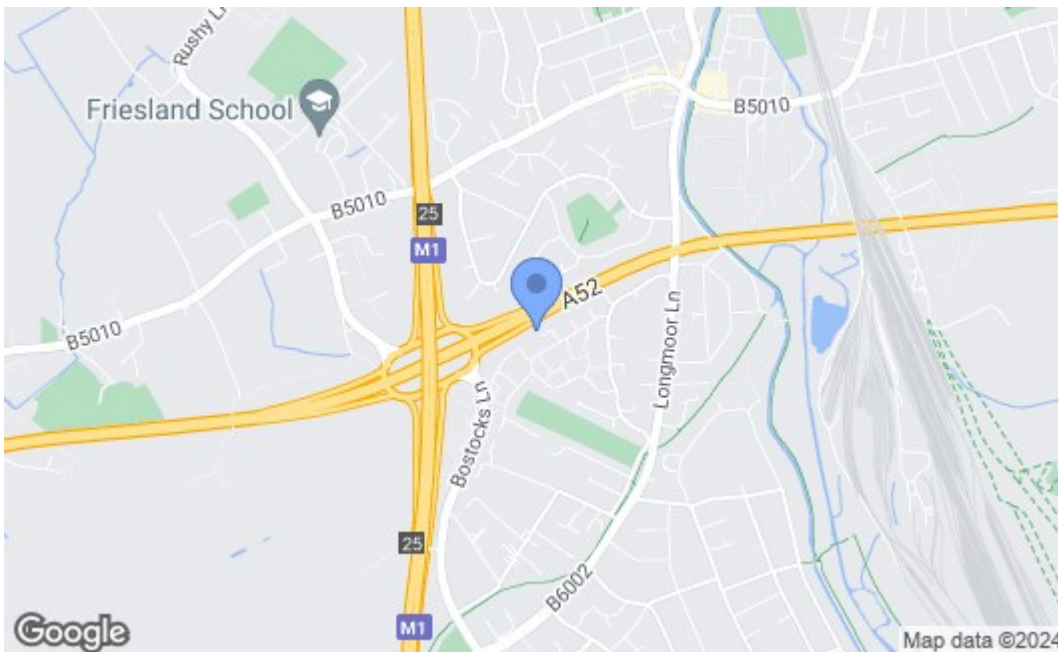


1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 1274 sq.ft. (118.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
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	

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