



Rushy Lane
Sandiacre, Nottingham NG10 5NN

£650,000 Freehold

A SUBSTANTIAL & EXTREMELY WELL
PRESENTED FOUR BEDROOM DOUBLE
FRONTED DETACHED FAMILY HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS SUBSTANTIAL DOUBLE FRONTED FOUR BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL EDGE OF VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall leading through to the inner hallway, study/playroom, WC, front to back living room, fantastic "L" shaped open plan family dining kitchen, and conservatory. The first floor landing then provides access to four good sized bedrooms and a four piece bathroom.

The property also benefits from a recently installed gas fired central heating combination boiler, uPVC double glazing, electric gated entrance to a good sized driveway for off-street parking, generous front and rear gardens with an adaptable garden room which could double up as a home gym, office space or studio.

The property is situated within close proximity of excellent nearby schooling for all ages. There is also easy access to great outdoor and countryside space, as well as offering fantastic commuter links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

This substantial property which has adaptable living to the ground floor to suit the needs of a growing family with a proportionate garden space to go with it, would ideally suit those looking for a long term family home. We highly encourage an internal viewing.



PORCH

uPVC double glazed French entrance doors, double glazed window to the side of the door, panel ceiling with inset spotlight, fitted shelving, exposed brickwork, uPVC panel and double glazed entrance door to the hallway.

ENTRANCE HALL

12'6" x 11'3" (3.82 x 3.45)

uPVC panel and double glazed entrance door, vertical radiator, double glazed window to the front (with fitted shutters). Turning staircase to the first floor. Doors to living room and kitchen. Useful understairs storage space, laminate flooring, coving. Opening through to inner hallway.

INNER HALLWAY

4'10" x 3'11" (1.49 x 1.20)

Laminate flooring (matching the hallway). Doors to study and WC.

STUDY/PLAYROOM

9'6" x 9'8" (2.91 x 2.96)

Double glazed window to the front (with fitted shutters matching the hallway), laminate flooring, wall mounted electrically operated touch screen heater, spotlights, two Velux vaulted roof windows.

WC

9'8" x 3'4" (2.96 x 1.03)

Two piece suite comprising push flush WC, wash hand basin with central mixer tap and storage cabinets beneath, wall and floor tiling, Velux roof window, spotlights, extractor fan, chrome ladder towel radiator.

LIVING ROOM

21'1" x 13'11" (6.45 x 4.26)

Double glazed window to the front (with fitted blinds), walk-in double glazed box bay style window to the rear (with fitted blinds) overlooking the rear garden, two radiators, coving, media points, central Adam-style fire surround with pebble effect inset fire.

OPEN PLAN LIVING DINING KITCHEN

22'4" x 17'3" (6.82 x 5.28)

The kitchen comprises a contrasting range of handleless fitted soft closing base and wall storage cupboards incorporating two eye level ovens, warming drawer and in-built coffee machine, central island unit with fitted induction hob with central extraction unit, Quartz work surfacing, tiled floor, in-built wine chiller, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), integrated fridge, freezer, dishwasher and washing machine, integrated tumble dryer, inset single sink with draining board and central swan-neck mixer tap coupled with instant hot water tap, contrasting fitted "L" shaped breakfast bar, ample space for dining table and chairs, radiator, spotlights, double glazed window to the rear, additional vertical radiator, fully opening bi-fold doors opening out to the conservatory.

CONSERVATORY

15'7" x 11'5" (4.75 x 3.50)

Glass pitched roof, two sets of French doors opening out to the rear garden, inset fitted blinds, multi fuel feature burner.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom, coving, loft access point with pulldown ladders to a boarded and lit loft space.

BEDROOM ONE

17'5" x 12'0" (5.31 x 3.66)

A bright and airy dual aspect room with double glazed windows to the front (with fitted blinds), uPVC double glazed bi folding doors to the rear opening out to a Juliet balcony with decorative glass balustrade, decorative coving,

spotlights, vertical radiator with central mirror panel, fully fitted to one wall range of wardrobes.

BEDROOM TWO

11'3" x 9'2" (3.44 x 2.80)

Double glazed window to the front (with fitted blinds), radiator, coving, spotlights.

BEDROOM THREE

10'1" x 8'11" (3.08 x 2.73)

Double glazed window to the front (with fitted blinds), radiator, coving, spotlights.

BEDROOM FOUR

10'0" x 9'4" (3.07 x 2.86)

Double glazed window to the rear (with fitted blinds) overlooking the rear garden, radiator, coving, spotlights.

FAMILY BATHROOM

11'1" x 7'10" (3.40 x 2.40)

Four piece suite comprising separate spa corner bath (with bath seat), hidden cistern push flush WC, inset wash hand basin with central waterfall style mixer tap and storage cupboards beneath, separate tiled and enclosed shower cubicle with foldaway glass shower screen/door with mains attachment shower. Wall mounted chrome ladder towel radiator, fully tiled walls, fitted bathroom storage furniture, double glazed window to the rear, spotlights, extractor fan.

OUTSIDE

To the front of the property there are electrically operated double gates providing access to the property and its secure resin driveway providing off-street parking for several vehicles, additional block paved forecourt area to the front of the drive which then leads onto a shaped lawn section with raised and planted flowerbeds housing a variety of mature bushes and shrubbery. The planting continues around the edge of the boundary line with decorative chippings, external lighting points, power outlets, side access leading down both the left and right hand side of the property, external meters, EV charging point, resin driveway continues as a pathway leading through to the rear garden.

TO THE REAR

The rear garden has an initial resin top patio area (ideal for entertaining), with matching stepped access which leads down to the lawn part of the garden where there is a stepping stone pathway providing access to the foot of the plot where a generic garden store, wood store and home gym/office/beauty room can be found accessed via bi-folding doors. Additional patio area decorated with white stone pebbles making the most of the moving sunlight through the day. Useful garden store and log store, good size rear decked entertaining space can be found at the foot of the plot with a rockery style pebble stone finish. External lighting points and sockets, external tap.

GARDEN GYM/STUDIO

Bi-folding doors to the front (with fitted blinds), additional double glazed windows, multiple power sockets, spotlights. This is an adaptable space which could be used for a variety of different reasons to suit the onward purchaser.

DIRECTIONAL NOTE

From our Stapleford Office on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic lights, continue straight over in the direction of Risley. Take a right hand turn at the Risley Crossroads onto Rushy Lane. The property can be found on the right hand side, identified by our For Sale board.

COUNCIL TAX

Erewash Borough Council Band F



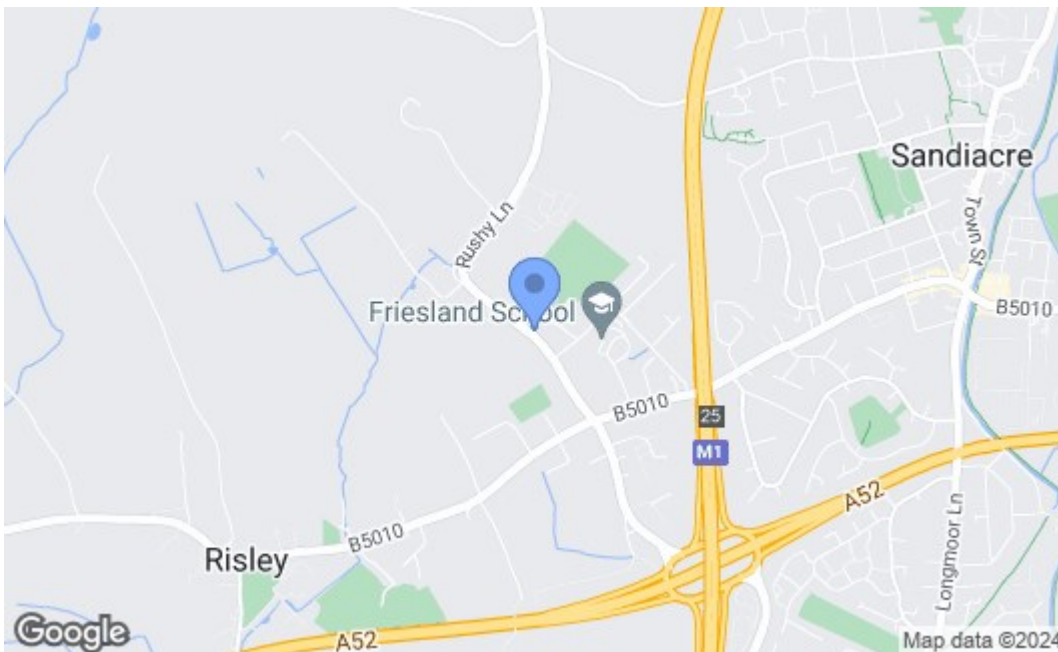
GROUND FLOOR
1154 sq.ft. (107.2 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 1763 sq.ft. (163.7 sq.m.) approx.
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-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			
(81-91) B			
(69-80) C		72	79
(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	

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.