

Larch Drive  
Sandiacre, Nottingham NG10 5FD

A TWO DOUBLE BEDROOM SEMI  
DETACHED HOUSE WITH DRIVEWAY &  
GARAGE TO THE REAR.

**£199,950 Freehold**





ROBERT ELLIS ARE DELIGHTED TO OFFER FOR SALE THIS MODERN TWO BEDROOM SEMI DETACHED HOUSE SITUATED ON A CORNER POSITION BUILT BY WESTERMAN HOMES APPROXIMATELY 20 YEARS AGO WITH THE BENEFIT OF GAS FIRED CENTRAL HEATING FROM COMBI BOILER, SEALED UNIT DOUBLE GLAZING, MODERN FITTED BATHROOM, DRIVEWAY AND PARKING TO THE REAR.

Tucked away from the hustle and bustle of everyday life, this property is situated in a small development of modern property in this established part of Sandiacre, close to Stoney Clouds Nature Reserve, regular bus service, schools for all ages, convenient access for the A52 for Nottingham/Derby and Junction 25 of the M1 motorway for further afield.

The rear garden is particularly private and laid mainly to lawn. The property has the benefit of a driveway and a detached brick built garage to the rear of the plot.

The internal accommodation briefly comprises entrance hall, kitchen to the front elevation and lounge/diner to the ground floor. The first floor landing provides access to two bedrooms and a bathroom suite.

Suited to a variety of buyers including first time buyers, professionals looking for a great commutable base, or for those looking to downsize to a modern, low maintenance property.

We highly recommend an internal viewing.



## ENTRANCE HALL

10'4" x 5'6" (3.16 x 1.70)

Composite and double glazed front entrance door, double glazed window, radiator, staircase rising to the first floor with useful understairs storage space.

## KITCHEN

9'8" x 7'2" (2.95 x 2.19)

Equipped with a fitted range of matching wall, base and drawer units with roll edge work surfacing and inset stainless steel sink unit with single drainer and mixer tap. Gas cooker point, plumbing for washing machined and further appliance space. Wall mounted gas fired central heating combination boiler (for central heating and hot water purposes). Double glazed window to the front (with fitted blinds), tiled floor.

## LOUNGE/DINER

13'4" x 12'2" (4.08 x 3.71)

Electric fire, double glazed window and double glazed French doors opening out to the rear garden (with fitted blinds), media point, radiator.

## FIRST FLOOR LANDING

Double glazed window to the side (with fitted blinds). Doors to both bedrooms and bathroom. Useful storage cupboard. Loft access point.

## BEDROOM ONE

13'4" x 12'5" (4.08 x 3.81)

Radiator, double glazed window to the front (with fitted blinds).

## BEDROOM TWO

10'8" x 6'11" (3.27 x 2.12)

Radiator, double glazed window to the rear (with fitted blinds).

## SHOWER ROOM

7'8" x 6'0" (2.35 x 1.84)

A modern white three piece suite comprising a corner shower cubicle with mains shower, glass shower screen and doors, wash hand basin with mixer tap, push flush WC. Partial wall tiling, chrome ladder towel radiator, extractor fan, double glazed window (with fitted blinds).

## OUTSIDE

The property is situated on a generous overall corner plot with partial open plan front gardens and enclosed, particularly private rear gardens which are walled and

fenced-in for security and privacy, laid mainly to lawn with patio area, mature shrubbery and bushes to the boundary lines. At the foot of the plot, accessed from the neighbouring road, is a driveway which leads to a detached brick built garage.

## DRIVEWAY & GARAGE TO THE REAR

Accessed from the neighbouring road there is a driveway providing off-street parking leading to a detached brick built garage. The garage has a side door which leads from the rear garden, up and over door 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 Sandiacre traffic junction, turn right onto Town Street and proceed parallel with the canal in the direction of Stanton by Dale. At the bend in the road, turn left onto Church Street and follow the road onto Stanton Road. Take 2nd right hand turning onto Beech Avenue, at the "T" junction turn left onto Maple Avenue and then take a right hand turn onto Cloudside Road. Follow the bend in the road to the right, eventually turn left onto Larch Drive where the property can be found on the corner of Larch Drive on Cloudside Road.

## COUNCIL TAX

Erewash Borough Council Band B.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Sewage – Mains supply

Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Very Low Risk

Flood Defences – No

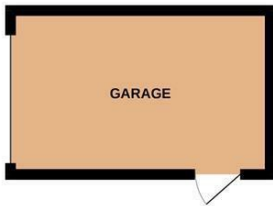
Non-Standard Construction – No

Any Legal Restrictions – No

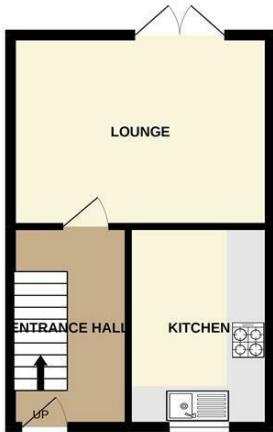
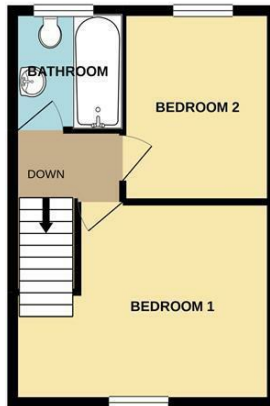
Other Material Issues – None known



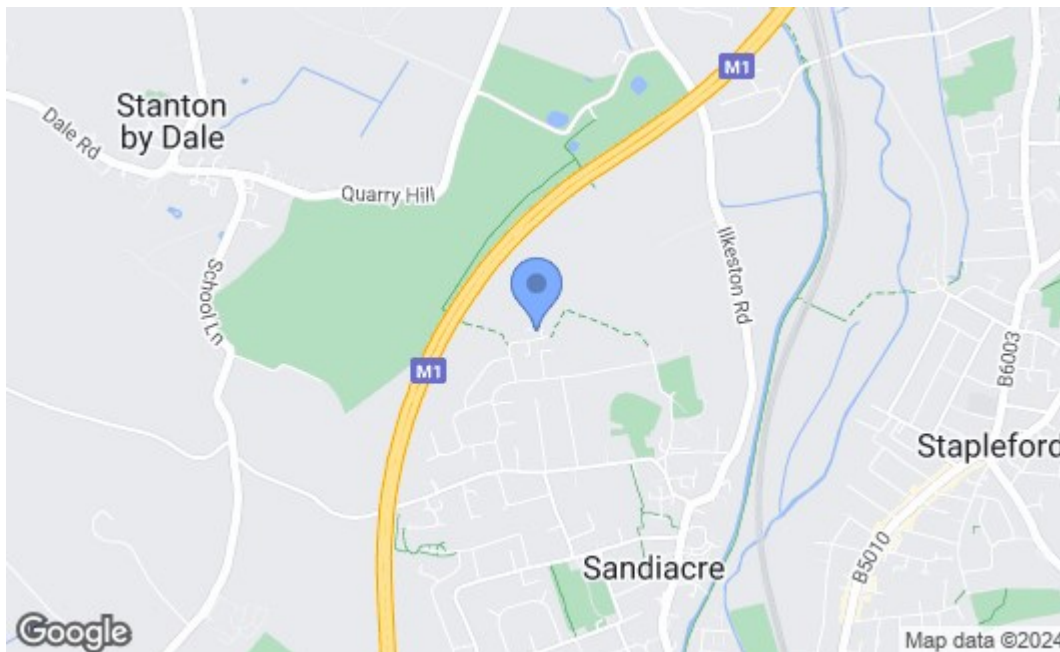
GROUND FLOOR



1ST FLOOR



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 misstatement. 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) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>73</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.