Robert Ellis

look no further...







Oakfield Drive,
Sandiacre, Nottingham
NG10 5NH

£340,000 Freehold

0115 946 1818

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A BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOME, SITUATED IN A SOUGHT AFTER CUL-DE-SAC LOCATION AND OFFERING OPEN PLAN KITCHEN DINING ACCOMMODATION, A GOOD SIZED REAR GARDEN AND GARAGE.

Robert Ellis are delighted to bring to the market this well presented three bedroom detached property, situated within a popular and sought after residential location. The property has been tastefully maintained throughout and offers spacious, practical accommodation, making it an excellent choice for families, couples or those looking to move into a well cared for home.

Upon entering, the welcoming entrance hallway leads through to the kitchen and the remainder of the ground floor accommodation. The property benefits from a spacious lounge, featuring a log burner which creates an attractive focal point and a cosy setting for relaxing. There is also an impressive open plan kitchen diner, providing an excellent space for both everyday family living and entertaining.

To the first floor are three well proportioned bedrooms, together with a family bathroom. The property also benefits from a separate WC, providing additional convenience for family living. Throughout the home, oak internal doors add a stylish finishing touch. Externally, the property benefits from a good sized rear garden, offering an excellent outdoor space for relaxing, entertaining and family enjoyment. There is also a garage, providing useful parking or additional storage.

Situated within a sought after cul-de-sac location, this attractive detached home combines a well presented interior with practical accommodation and a desirable residential position. An internal viewing is highly recommended to fully appreciate the presentation, layout and accommodation this impressive three bedroom detached home has to offer.





Entrance Hall
Double glazed door to the front with obscure glazed panels to the side, laminate flooring, stairs to the first floor, doors to the lounge and kitchen.

Lounge
14'11 x 11'1 approx (4.55m x 3.38m approx)
Double glazed window to the front, multi fuel log burner, radiator.

Kitchen Diner
17'5 x 10'9 approx (5.31m x 3.28m approx)
Matching wall and base units, stainless steel sink and drainer, plumbing for a washing machine, integrated dishwasher, space for a fridge freezer, integrated electric oven with a four ring gas hob, understairs storage cupboard, spotlights to the ceiling, double glazed patio doors and window to the rear, wall mounted vertical radiator, tiled flooring, door to the side.

Side Porch
Double glazed window to the rear, door to the garage.

Utility
Outhouse with space for a tumble dryer.

First Floor Landing
Loft access hatch, airing/storage cupboard and double glazed window to the side.

Bedroom 1
12'11 x 9'8 approx (3.94m x 2.95m approx)
Double glazed window to the front, radiator, fitted wardrobes.

Bedroom 2
10'10 x 9'7 approx (3.30m x 2.92m approx)
Double glazed window to the rear, radiator.

Bedroom 3
6'7 plus recess x 7' approx (2.01m plus recess x 2.13m approx)
Double glazed window to the front, radiator and built-in storage.

Bathroom
Obscure double glazed window to the rear, panelled bath, single corner shower cubicle with mains fed shower, part tiled walls, pedestal wash hand basin, extractor fan and chrome heated towel rail.

Separate w.c.
Low level w.c., double glazed window to the side, linoleum flooring.

Outside
There is off road parking to the front and a gravelled area.

To the rear there is a paved patio, block pathway leading to a further patio, garden laid to lawn with fencing to the boundaries, side gate to the front.

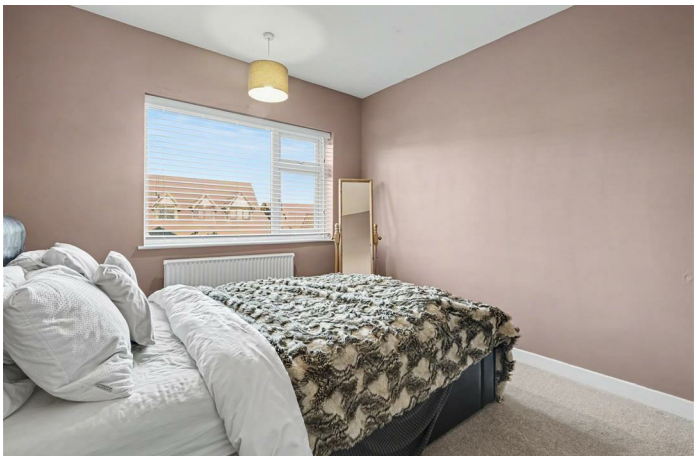
Garage
16'2 x 7'7 approx (4.93m x 2.31m approx)
Up and over door to the front, personnel door to the rear, power and light.

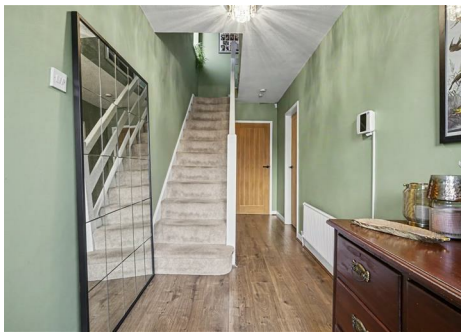
Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road. Follow the road to the mini island and turn left onto Bostocks Lane, first right onto Park Drive and right onto Oakfield Drive.
9631CO

Council Tax
Erewash Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 5mbps Superfast 55mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
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



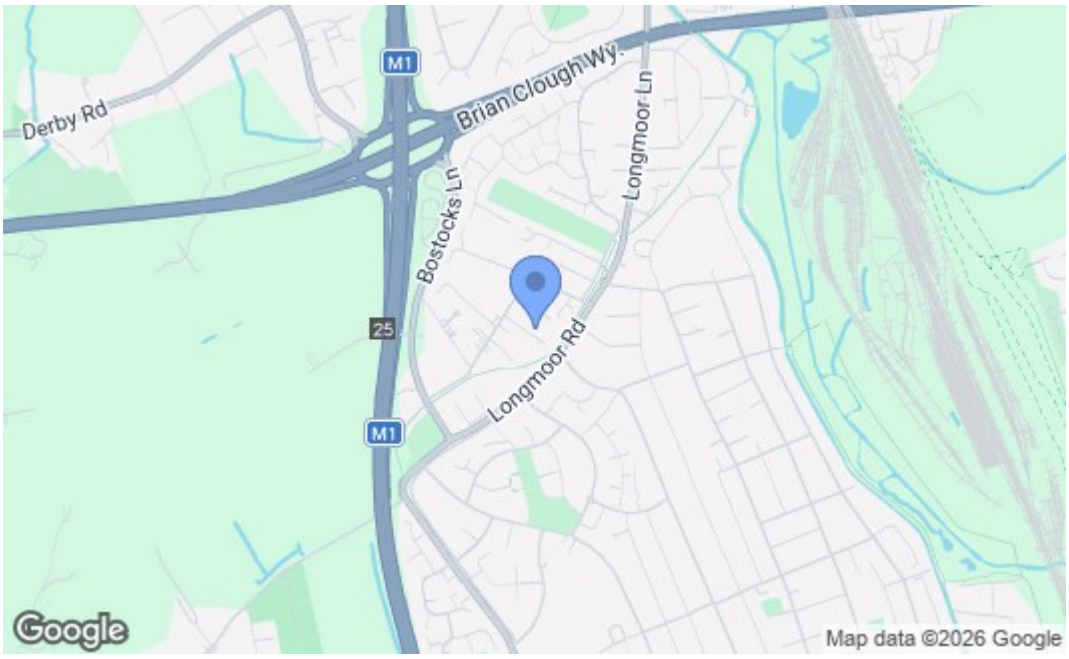


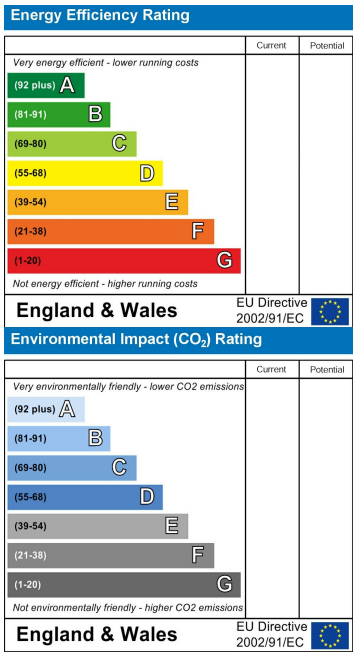












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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