



# HOPKINS & DAINTY

ESTATE AGENTS



## Netherfield Road, Nottingham, NG10 5LR

£450,000

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are pleased to offer this very spacious and well presented, detached family home. Set in this popular residential location, convenient for access to the M1 and A52 at junction 25, providing onward travel into Nottingham, Derby or further afield. The property has been well cared for by the current owners and offers versatile living accommodation with spacious rooms throughout. Accessed via an entrance hallway with a guest WC and useful store room. The kitchen has been beautifully refitted with a quality range of units and numerous integrated appliances. To the rear, there is a generous 22' lounge with two sets of French doors opening onto the garden and a feature fireplace. There is also a formal dining room, second family sitting room/games room which opens through the double glazed conservatory overlooking the garden and a utility room.

On the first floor, the landing provides access to four double bedrooms. The master bedroom being particularly spacious with a comprehensive range of fitted bedroom furniture and a stylish en-suite bath/shower room. The remaining double bedrooms all have fitted wardrobes and are served by the main family bathroom, which has a three piece suite including an over bath shower.

The property has gas central heating and double glazing; ample front driveway parking, an integral garage and a delightful enclosed rear lawn and patio garden. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

### Entrance Hallway



Accessed via a double glazed entrance door with leaded light double glazed side panels. Quality Amisco flooring, an under stairs storage cupboard and doors leading off.

### Guest WC



Two piece suite comprising WC and vanity wash hand basin with a cupboard under. Decorative tiled splash backs, a heated towel rail, ceiling spotlights and a leaded light double glazed front window.

### Kitchen 14'1" x 11'5" > 10'10" (4.31 x 3.50 > 3.32)



Fitted in 2021 with a stylish range of base and wall units including a matching central island with a breakfast bar. Quartz worktops with an inset one and a half sink and mixer tap. There is a built in double electric oven, 5 ring induction hob and a designer extractor hood; along with an integral microwave, wine fridge and dishwasher. Space for large fridge/freezer, Amisco flooring, ceiling spotlights and a leaded light double glazed front window.

### Inner Hall

With stairs rising to the first floor, Amisco flooring and ceiling spotlights. Glazed doors leading off.

### Lounge 22'5" x 12'9" (6.84 x 3.91)



Fantastic rear sitting room with a feature fireplace housing a coal effect gas fire. Two radiators, coving to the ceiling with ceiling roses and two sets of leaded light double glazed French doors opening onto the rear garden.

**Dining Room 15'7" x 7'9" (4.76 x 2.38)**



Formal dining room with Amtico flooring, a radiator and a leaded light double glazed front window.

**Sitting/Games Room 12'9" x 9'8">8'0" (3.89 x 2.97>2.44)**



Second sitting room with Amtico flooring and coving to the ceiling. Opening to:

**Conservatory 14'7" x 6'10" max. (4.45 x 2.10 max.)**



Double glazed rear conservatory with a radiator. French doors and windows overlooking the garden.

**Utility Room 8'3" x 7'9" (2.53 x 2.37)**



With a fitted worktop, space for a tumble dryer and plumbing for a washing machine. Heated towel rail and a double glazed rear window.

**Store Room 8'1" x 4'10" max. (2.48 x 1.48 max.)**

Useful storage room (or potential home office), with Amtico flooring.

**First Floor Landing**

With a decorative balustrade, ceiling spotlights and doors leading off.

**Master Bedroom 17'11" x 17'8" (includes wardrobes etc.) (5.48 x 5.41 (includes wardrobes etc.))**



Large master bedroom with a comprehensive range of fitted floor to ceiling wardrobes along one wall; drawer units, a dressing table and bedside cabinets. Radiator, leaded light double glazed front and rear windows, access to the loft space via a pull down ladder (the loft is part boarded providing storage space); and a door to:

**En-Suite Bath/Shower Room 10'9" > 8'0" x 6'5" (3.30 > 2.46 x 1.98)**



Stylish four piece suite comprising walk in shower, attractive roll top bath, wash hand basin and WC. Tiled splashbacks and flooring, a heated towel rail, ceiling spotlights, extractor vent and a leaded light double glazed front window.

**Bedroom 2 14'0" x 11'1" (includes wardrobes) (4.28 x 3.38 (includes wardrobes))**



Rear double bedroom with a range of fitted floor to ceiling wardrobes and drawer units. A radiator and leaded light double glazed rear window.

**Bedroom 3 11'3" x 11'1" (includes wardrobes) (3.45 x 3.38 (includes wardrobes))**



Third double bedroom with range of fitted wardrobes and storage cupboards. A radiator and leaded light double glazed rear window.

**Bedroom 4 11'0" x 10'3" (includes wardrobes) (3.37 x 3.13 (includes wardrobes))**



Fourth double bedroom with fitted wardrobes, a desk and drawers. Radiator and a leaded light double glazed front window.

### Family Bathroom 11'1" x 6'7" (3.40 x 2.01)



Three piece suite comprising bath with a shower over and screen; vanity wash hand basin with cupboards and a WC. Tiled walls and flooring, a heated towel rail, ceiling spotlights, extractor vent and a leaded light double glazed front window.

### Sweeping Front Driveway

To the front of the property there is an "in and out" block paved driveway, providing ample off road parking with access at both sides. Access to the entrance door with outside lighting and gated side entry to the rear garden.

### Garage 19'11" x 9'6" max. (6.09 x 2.91 max.)

With an up and over door, single glazed side window, electric light and power connected and the wall mounted gas boiler.

### Rear Garden



Enclosed rear garden comprising initially of a patio seating area with a raised lawn. Fence and hedge boundary and a garden shed which is included in the sale.

### Important Information

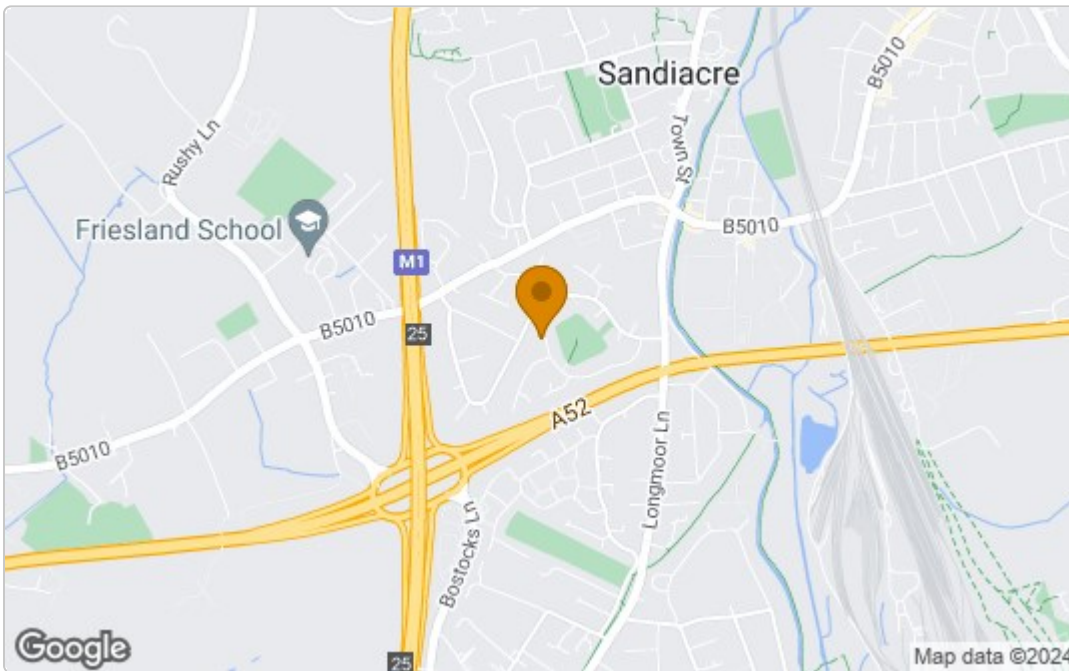
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

# Floor Plan



Total area: approx. 210.0 sq. metres (2260.0 sq. feet)  
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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		
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		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

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