

HoldenCopley

PREPARE TO BE MOVED

Church Street, Sandiacre, Nottinghamshire NG10 5DF

Guide Price £700,000 - £750,000

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DETACHED VICTORIAN HOME WITH ORIGINAL FEATURES...

This five-bedroom detached Victorian period home, built for Abraham Charles Doar, the Company secretary of Stanton Ironworks and a well-known, influential resident of Sandiacre at the time, offers an abundance of spacious accommodation and is beautifully presented throughout, retaining its timeless charm and classic character. The property retains a wealth of original features, including panelled pine doors, elaborate coving, deep skirting boards, dado and picture rails, some original wooden flooring, and feature fireplaces that enhance its period appeal. Upon entering, you're greeted by a grand entrance hall showcasing an ornate carved wooden staircase. The bay-fronted living room and bay-fronted study both highlight original feature fireplaces. The fitted kitchen, featuring a range cooker, seamlessly flows into a spacious breakfast diner and includes a serving hatch that connects to the formal dining room, which also has an original feature fireplace and a large pantry with original hooks for hanging food. The first floor comprises five bedrooms, with the master benefiting from an en-suite, alongside a three-piece bathroom suite and a separate WC. The house is efficiently heated with ducted hot air underfloor heating. To the exterior, a private gated driveway leads to a parking area, with lawned areas, and a range of mature plants, shrubs, and trees adding to the property's appeal. At the rear, a beautifully established south-facing garden features a patio seating area, a lawn, and mature greenery, while a large games room with wooden beams and a pool table provides a perfect retreat. The property also includes an old stable, five versatile outbuildings, a WC, and a garage with steps leading down to a cellar. There is considerable development potential around the outbuildings, offering an exciting opportunity for further expansion or conversion.





- Substantial Detached Victorian Home
- Five Bedrooms
- Four Spacious Reception Rooms
- Fitted Kitchen & Large Pantry
- Three Piece Bathroom Suite, En-Suite & Separate W/C
- Generous Games Room With Pool Table & Six Outbuildings
- Private Access Driveway & Garage
- Established South Facing Rear Garden
- Original Features Throughout
- Must Be Viewed





LOCATION

Sandiacre is a well-connected town that sits between Nottingham and Derby, offering a mix of suburban tranquility and modern convenience. The area boasts excellent transport links, including easy access to the M1 and regular bus services. Families benefit from good local schools, such as Ladycross Infant School and Friesland School. The town features a range of amenities, including supermarkets, independent shops, cafes, and pubs. This home is situated in the oldest part of Sandiacre, near St Giles' Church and Stoney Clouds Nature Reserve, which connects to the Erewash Valley Trail along the canal, offering beautiful walking routes. With its strong community feel and accessibility, Sandiacre is an appealing place to live for families and professionals alike.

GROUND FLOOR

Entrance Hall

25'1" x 10'11" (max) (7.66m x 3.35m (max))
The entrance hall has a wooden window to the side elevation, an entrance mat, carpeted flooring with ducted hot air underfloor heating, carpeted stairs, an ornate carved wooden staircase, an under the stairs cupboard, a dado rail, decorative arches, tapestry rails, cornices to the ceiling and a single wooden door with mirrored inserts providing access into the accommodation.

Study

16'4" x 13'4" (max) (4.98m x 4.07m (max))
The study has a wooden sash bay window to the front elevation, a wooden sash window to the side elevation, original wooden flooring with ducted hot air underfloor heating, an original feature fireplace, a wall-mounted light fixture, a picture rail and cornices to the ceiling.

Living Room

21'0" x 13'10" (max) (6.41m x 4.24m (max))
The living room has a wooden sash bay window to the front elevation, a wooden sash window to the side elevation, carpeted flooring with ducted hot air underfloor heating, an original feature fireplace, a dado rail, tapestry rails, a ceiling rose and cornices to the ceiling.

Kitchen

11'7" x 11'7" (max) (3.54m x 3.54m (max))
The kitchen has a range of fitted base and wall units with tiled worktops, a range cooker with a hot plate and an extractor hood, a washing machine and dishwasher, a sink with a drainer and a swan neck mixer tap, painted wooden panelling to the walls, Amtico flooring with ducted hot air underfloor heating, partially tiled walls, a serving hatch into the dining room and a wooden sash window to the rear elevation.

Breakfast Diner

18'4" x 12'7" (5.61m x 3.86m)
The breakfast diner has wooden sash windows to the rear elevation, Amtico flooring with ducted hot air underfloor heating, an original feature fireplace, built-in cupboards, two fridges and a ceiling mounted clothing drying rack.

Dining Room

15'10" x 12'3" (max) (4.85m x 3.74m (max))
The dining room has wooden sash windows to the side and rear elevations, original wooden flooring with ducted hot air underfloor heating, an original feature fireplace, a dado rail, a picture rail and cornices to the ceiling.

Pantry

9'5" x 9'1" (max) (2.88m x 2.77m (max))
The pantry has a wooden sash window to the side elevation, tiled flooring, thrall and cold shelving and original hooks for hanging food.

Side Entrance

4'4" x 3'5" (1.34m x 1.05m)
The side entrance has exposed brick flooring and double wooden doors providing side access.

FIRST FLOOR

Landing

21'3" x 9'10".269'0" (max) (6.50m x 3.82m (max))
The landing has a wooden sash window to the front elevation, carpeted flooring, an ornate carved wooden balustrade, a dado rail, decorative arches, a tapestry rail, a built-in sliding door cupboard with traditional wooden panelling, cornices to the ceiling and provides access to the first floor accommodation.

Master Bedroom

17'9" x 14'11" (max) (5.42m x 4.56m (max))
The main bedroom has wooden sash windows to the front and side elevations, carpeted flooring, cornices to the ceiling, warm air heating system ceiling vents and access into the en-suite.

En-Suite

8'6" x 7'1" (max) (2.61m x 2.17m (max))
The en-suite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, tile-effect flooring, partially tiled walls, waterproof wall panels and a wooden sash window to the side elevation.

Bedroom Two

15'11" x 12'4" (max) (4.86m x 3.77m (max))
The second bedroom has wooden sash windows to the rear elevation, carpeted flooring, a built-in cupboard, a picture rail, coving to the ceiling and warm air heating system ceiling vents.

Bedroom Three

13'8" x 11'11" (max) (4.19m x 3.65m (max))
The third bedroom has wooden sash windows to the rear and side elevations, carpeted flooring, a built-in shelving, a picture rail, cornices to the ceiling and a warm air heating system ceiling vent.

Bedroom Four

13'4" x 13'0" (max) (4.07m x 3.98m (max))
The fourth bedroom has wooden sash windows to the front and side elevations, carpeted flooring, a picture rail, cornices to the ceiling and a warm air heating system ceiling vent.

Bedroom Five

9'4" x 9'0" (2.87m x 2.76m)
The fifth bedroom has a wooden sash window to the side elevation, carpeted flooring and a warm air heating system ceiling vent.

Bathroom

8'9" x 7'9" (max) (2.69m x 2.37m (max))
The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted panelled bath with a mains-fed shower and a glass shower screen, Amtico flooring, a built-in cupboard, a decorative surround with a built-in mirror, partially tiled walls, painted wooden panelling to the walls, warm air heating system ceiling vents, access into the loft and a wooden obscure sash window to the rear elevation.

W/C

5'0" x 3'9" (1.53m x 1.15m)
This space has a low level flush, a pedestal wash basin, laminate flooring, partially tiled walls, an extractor fan and an internal window.

OUTSIDE

Front

To the front there is a private gated drive up driveway, a private garden with lawn areas, various plants and mature shrubs and trees.

Rear

To the rear is a private garden with a patio seating area, slate chippings, a lawn, various plants and mature shrubs and trees.

Stable

15'0" x 8'4" (max) (4.59m x 2.56m (max))
The stable has a velux window to the ceiling and a single wooden door.

Games Room

28'11" x 17'10" (max) (8.83m x 5.44m (max))
The games room has a wooden bay window with 1920's style stained glass inserts to the side elevation, UPVC windows to the front and rear elevations, oak parquet flooring, a night storage heater, a feature fireplace with a decorative surround and a built-in mirror, a pool table, a picture rail, oak beams to the ceiling and a single wooden door with a stained glass insert providing access.

Games Room Storage

12'0" x 5'11" (max) (3.67m x 1.81m (max))
The games room storage has a velux window to the ceiling.

Garage

14'11" x 12'0" (4.55m x 3.66m)
The garage has wooden sash windows to the front elevation, a recessed wall open storage area, access down to the cellar and a roller garage door.

Garage Cellar

15'5" x 9'5" (max) (4.72m x 2.88m (max))
The garage cellar has lighting and ample storage space.

Outhouse One

4'7" x 4'5" (1.42m x 1.37m)
The first outhouse has ample storage space and a single wooden door.

Outside W/C

4'10" x 4'5" (1.49m x 1.36m)
This space has a low level flush W/C, a wooden window to the side elevation and a single wooden door.

Outhouse Two

7'11" x 7'8" (2.43m x 2.35m)
The second outhouse has ample storage space and a single wooden door.

Outhouse Three

8'1" x 3'5" (2.47m x 1.05m)
The third outhouse has ample storage space.

Garden Storage

12'10" x 7'4" (3.93m x 2.26m)
The garden storage has a wooden window to the side elevation, ample storage space, a well and a single wooden door.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply & Electric Water Heater
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband Speed – Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)
Phone Signal – All 4G & 5G & some 3G available
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Very low risk of flooding
Non-Standard Construction – No
Any Legal Restrictions – In a conservation area with certain restrictions around demolition of larger buildings and cutting/removing trees
Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band G
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk

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