



Kilverston Road  
Sandiacre, Nottingham NG10 5AY

**Guide Price £379,995 Freehold**

A MODERN FOUR BEDROOM TWO BATHROOM THREE TOILET DETACHED FAMILY HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS WELL POSITIONED FOUR BEDROOM, TWO BATHROOM, THREE TOILET DETACHED FAMILY HOME SITUATED IN THIS QUIET AND ESTABLISHED CUL DE SAC LOCATION WITH THE BENEFIT OF BEING BROUGHT TO THE MARKET WITH NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises an entrance hall, ground floor WC, kitchen/utility area, living room and dining room room. The first floor landing then provides access to four bedrooms (main bedroom with en-suite), and family bathroom.

The property also benefits from gas fired central heating, double glazing, tarmac driveway providing off-street parking, integral garage housing the combi boiler, enclosed garden to the rear.

The property is located in this quiet yet established residential cul de sac within close proximity of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland. There is also easy access to fantastic transport links such as the A52 for Nottingham/Derby and Junction 25 of the M1 Motorway. There are also nearby links to the open countryside within the villages of Stanton by Dale and Risley, and for general convenience there is a nearby corner store incorporating a Post Office facility.

We believe that the property would make an ideal family home to which we are currently short of four bedroom detached houses in the area and therefore highly recommend an internal viewing.



## ENTRANCE HALL

15'3" x 6'0" (4.67 x 1.83)

Panel and double glazed front entrance door, alarm control panel, staircase rising to the first floor with decorative spindle balustrade, useful understairs storage cupboard, telephone and broadband points. Doors to living room, kitchen and WC.

## WC

5'10" x 2'7" (1.80 x 0.81)

Modern white two piece suite comprising hidden cistern push flush WC, wash hand basin with mixer tap, storage cabinet beneath, chrome ladder towel radiator, extractor fan.

## KITCHEN/UTILITY AREA

15'5" max x 12'5" (4.71 max x 3.80)

The kitchen area comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl sink unit with draining board and central swan-neck mixer tap. Fitted four ring gas hob with extractor over and oven beneath, integrated dishwasher, double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator, pullout drawers, display cabinets, space for American-style fridge/freezer, opening through to utility area where there is a (matching to the kitchen) range of fitted base and wall storage cupboards with roll top work surface, plumbing space for washing machine and tumble dryer, double glazed window to the side (with fitted blind), extractor fan, composite and double glazed exit door to outside.

## LIVING ROOM

16'9" x 10'2" (5.11m x 3.10m)

Double glazed bay window to the front (with fitted blinds), (matching to the dining room) laminate flooring, media points, coving.

## DINING ROOM

9'4" x 8'7" (2.85 x 2.64)

Double glazed French doors opening out to the rear garden, with double glazed windows to either side of the door, radiator, laminate flooring, coving, opening through to the living room.

## FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Useful fitted storage cupboard. Loft access point with loft ladders to a partially boarded, lit and insulated loft space.

## BEDROOM ONE

13'8" x 10'4" (4.17 x 3.17)

Double glazed window to the front (with fitted blinds), radiator, spotlights, two double fitted wardrobes. Door to en-suite.

## EN-SUITE

6'7" x 5'11" (2.03 x 1.82)

Three piece suite comprising tiled and enclosed shower cubicle with folding glass shower doors, mains shower, low flush WC, wash hand basin with tiled splashbacks. Feature diamond shape double glazed window to the front, extractor fan, storage cupboard.

## BEDROOM TWO

13'10" x 8'4" (4.22 x 2.55)

Double glazed window to the front (with fitted Roman blind), fitted wardrobe, radiator, TV point, useful overstairs inset storage area.

## BEDROOM THREE

10'7" x 8'4" (3.25 x 2.55)

Double glazed window to the rear overlooking the garden, radiator.

## BEDROOM FOUR

9'8" x 7'3" (2.95 x 2.22)

Double glazed window to the rear (with fitted Roman blind), radiator, laminate flooring.

## BATHROOM

7'5" x 6'8" (2.28 x 2.05)

Three piece suite comprising "P" shaped bath with glass shower screen and dual attachment mains shower (one of which being a handheld attachment), inset shelving area, wash hand basin with mixer tap, hidden cistern push flush WC. Partial wall tiling, tiling to the floor, double glazed window to the rear, wall mounted bathroom cabinet, towel radiator, spotlights, extractor fan.

## OUTSIDE

To the front of the property there is a tarmac side-by-side double driveway from a lowered kerb entry point providing off-street parking comfortably for two cars which, in turn, provides access to the covered entrance open porch and into the garage via the up and over door. The front garden also has a pathway to front entrance door and shaped lawn. There is pedestrian gated access also leading to the rear garden.

## TO THE REAR

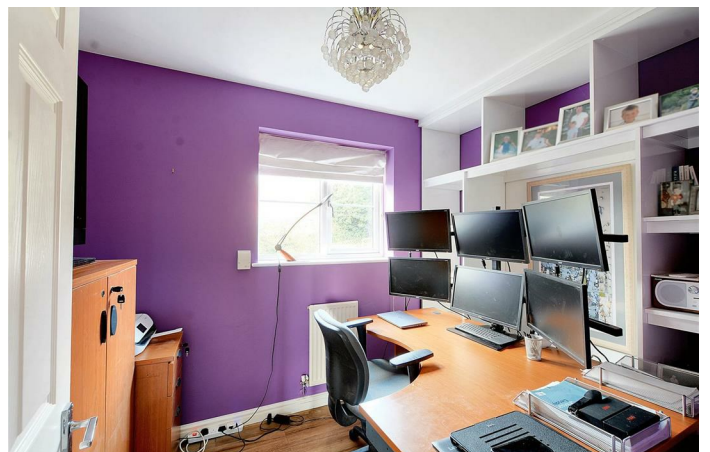
The rear garden is enclosed offering a good sized full width patio/decked entertaining area (ideal for friends and family). This then leads onto a lawn section with covered seating pagoda to the foot of the plot. The garden is enclosed by brick wall and timber fencing to the boundary line and has a power socket, water tap and lighting point. Pedestrian gated access back down the side of the property to the front.

## INTEGRAL GARAGE

Up and over door to the front, power and lighting points, also housing the gas boiler.

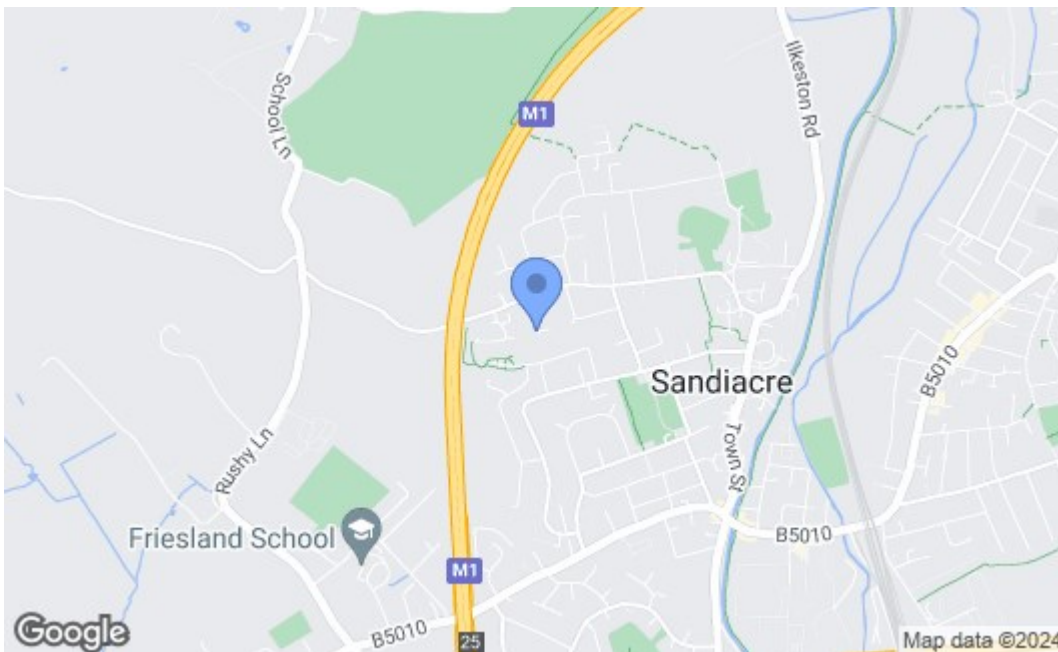
## DIRECTIONAL NOTE

From our Stapleford Branch, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic lights, turn right onto Town Street and proceed parallel with the canal, taking a left onto Church Street. Follow the road onto Stanton Road and continue in the direction of Stanton by Dale. Take an eventual left onto Kilverston Road. The property can then be found a little way down on the right hand side, identified by our For Sale board. Ref: 8421NH





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		71	
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.