



**The Hollies**  
**Sandiacre, Nottingham NG10 5HN**

**Offers Over £300,000 Freehold**

A RELATIVELY MODERN & EXTREMELY WELL PRESENTED THREE BEDROOM DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.



ROBERT ELLIS HAVE GREAT PLEASURE IN BRINGING TO THE MARKET THIS IMMACULATELY PRESENTED THREE BEDROOM DETACHED FAMILY HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN BEING POSITIONED WITHIN THIS QUIET RESIDENTIAL CUL DE SAC OF ONLY EIGHT PROPERTIES IN TOTAL.

With accommodation over two floors, the ground floor comprises entrance hallway, useful ground floor WC, spacious front to back living room and dining kitchen. The first floor landing then provides access to three bedrooms and a shower room.

The property also benefits from replacement windows and doors in 2015, gas fired central heating from combination boiler, off-street parking, garage and enclosed garden space to the rear.

As previously mentioned, the property is located within this quiet residential cul de sac in Sandiacre comprising only eight properties in total. Situated within easy reach of nearby schooling for all ages, as well as easy access to great transport links to and from the surrounding area such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to ample outdoor countryside and open space, as well as shops, services and amenities in the nearby neighbouring towns.

We believe the property would suit a variety of buying types such as first time buyers and young families alike.

We highly recommend an internal viewing.



## ENTRANCE HALL

13'5" x 6'2" (4.09 x 1.90)

Composite and double glazed front entrance door, staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage space, doors to the living room and kitchen, radiator, coving, wooden flooring, further door to ground floor WC.

## WC

5'4" x 2'9" (1.63 x 0.86)

Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap. Tiling to dado height, matching tiled floor, double glazed window to the front (with fitted blinds), radiator, coving.

## LIVING ROOM

25'3" x 10'7" (7.71 x 3.25)

Walk-in double glazed box bay style window to the front (with fitted blinds), uPVC panel and double glazed French doors then open out into the rear garden (with fitted shutters), radiator, media points, decorative coving, wall light points, feature Adam-style marble fire surround and matching hearth with inset fitted coal effect electric fire.

## DINING KITCHEN

17'3" x 11'6" (5.26 x 3.53)

The kitchen area comprises a matching range of fitted soft-closing base and wall storage cupboards and drawers with roll top work surfaces incorporating one and a half bowl sink unit with draining board and swan-neck pull-out spray hose mixer tap. Fitted Zanussi induction hob, eye level slide 'n hide Neff electric oven, in-built dishwasher and under-cabinet fridge and freezer, larder style drawer, glass fronted crockery cupboard, inset wine chiller. Double glazed window to the rear (with fitted blinds), wall mounted Xpelair extractor fan, tiled floor with electrically operated underfloor heating, spotlights, ample space for dining table and chairs, additional double glazed window to the side (with fitted blinds), double glazed French doors then open out into the rear garden (with inset fitted blinds), personal access door into the rear of the garage, feature stained glass double glazed porthole window to the side.

## FIRST FLOOR LANDING

Decorative wood spindle balustrade, doors to all bedrooms and bathroom, coving, loft access point. Useful storage cupboard with shelving.

## BEDROOM ONE

10'5" x 10'4" (3.19 x 3.16)

Double glazed window to the front (with fitted blinds), radiator, coving, media points.

## BEDROOM TWO

10'2" x 10'0" (3.11 x 3.06)

Double glazed window to the rear (with fitted blinds), radiator, decorative coving, floor to ceiling two double fitted wardrobes with shelving, hanging rail, lighting and trouser storage. Adjacent to the fitted wardrobes is a set of built in shelving.

## BEDROOM THREE

7'6" x 7'3" (2.29 x 2.22)

Double glazed window to the front (with fitted blinds), radiator, decorative coving, useful fitted overstairs storage cupboard with shelving.

## FAMILY SHOWER ROOM

6'11" x 6'2" (2.11 x 1.89)

Modern three piece suite comprising walk-in double sized shower cubicle with dual attachment mains shower, glass shower screen, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Contrasting wall tiles and decorative butterfly boarding, tiled floor, electrically operated underfloor heating, double glazed window to the rear (with fitted blinds), ladder towel radiator, wall mounted bathroom cabinet, extractor fan.

## OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking which in turn leads to the garage. Shaped front garden lawn and a continuation of the block paving provides access to the front entrance door.

## TO THE REAR

The rear garden is enclosed by timber fencing to the boundary line and offers an initial paved patio seating area (ideal for entertaining) with stepped access then leading to the rear part of the garden which is lawned with planted flower borders and decorative stone pebbles housing a variety of mature bushes and shrubbery. To the foot of the plot there is a further block paved patio seating area for the moving sun throughout the day. Within the garden there is pedestrian access leading to the front of the property, external water tap and lighting points.

## GARAGE

13'7" x 5'4" (4.16 x 1.63)

Up and over door to the front, personal access door into the dining area to the rear, power, lighting, plumbing for washing machine and tumble dryer, as well as housing the gas fired boiler and consumer unit box. Loft access hatch.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Sandiacre crossing and continue straight over onto Derby Road, Sandiacre. Proceed up the hill, heading in the direction of Risley, before taking an eventual right hand turn into the cul de sac of The Hollies. The property can then be found on the left hand side, identified by our For Sale board.

## COUNCIL TAX

Erewash Borough Council Band D.

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - combination boiler

Septic Tank – No

Broadband – Available

Broadband Speed - Ultrafast 1000mbps, Superfast 74mbps, Standard 11mbps

Phone Signal – O2 & Three = Good - EE & Vodafone = Average

Sewage – Mains supply

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

Flood Defences – No

Non-Standard Construction – No

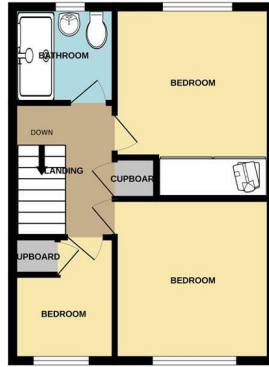
Other Material Issues – No



GROUND FLOOR  
615 sq.ft. (57.2 sq.m.) approx.

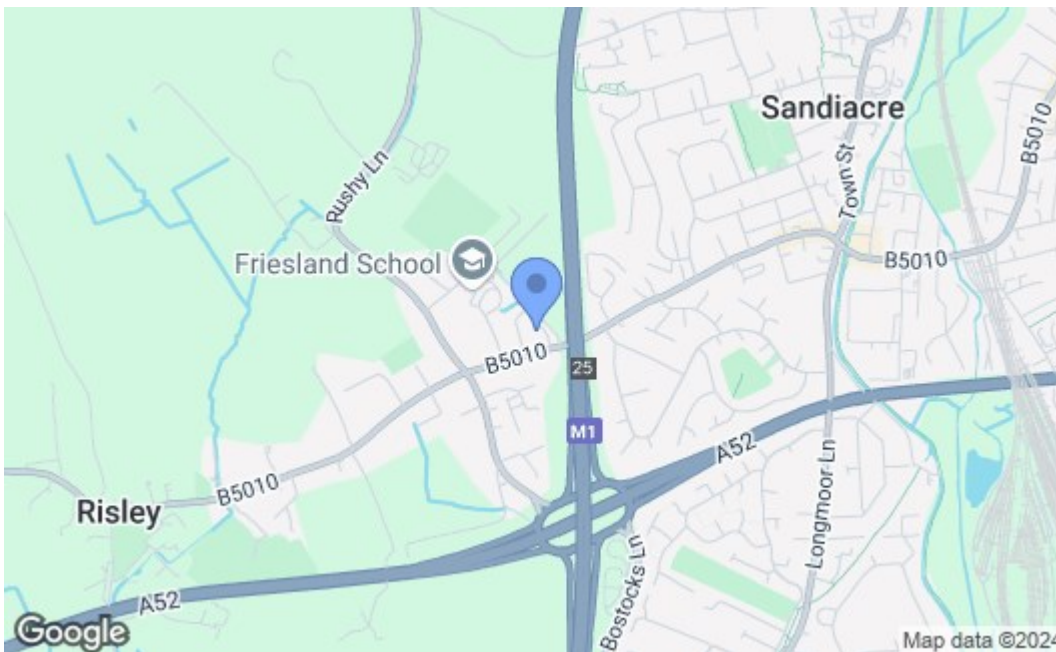


1ST FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



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TOTAL FLOOR AREA: 1001 sq.ft. (93.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used for 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) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
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) 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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