

Derby Road  
Sandiacre, Nottingham NG10 5HU

**£275,000 Freehold**

A FULLY RENOVATED PERIOD BAY  
FRONTED FOUR BEDROOM SEMI  
DETACHED HOUSE OFFERED FOR SALE  
WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS RECENTLY RENOVATED FROM TOP TO BOTTOM PERIOD BAY FRONTED FOUR BEDROOM SEMI DETACHED HOUSE BEING BROUGHT TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN.

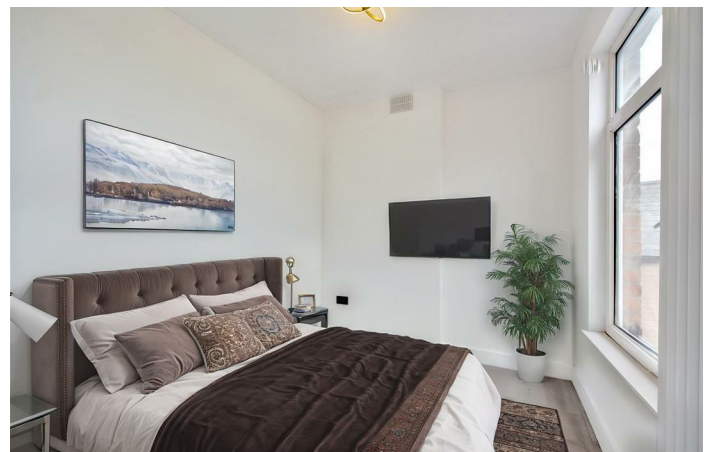
With accommodation over three floors, comprising mid entrance hall, bay fronted living room, spacious and re-fitted kitchen and dining area to the ground floor. The first floor landing provides access to three bedrooms and a newly fitted shower room. A further staircase then rises to the top floor fourth bedroom which has its own en-suite WC.

The property also benefits from gas fired central heating from combination boiler, double glazing and enclosed garden space to the rear.

The property is situated favourably within close proximity of the shops, services and amenities in Sandiacre, as well as the neighbouring towns of Stapleford and Long Eaton. For those needing to commute, there are great transport links nearby such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

For those looking at schooling, within walking distance are Friesland, Ladycross and Cloudside schools. For those looking for outdoor activities, there is easy access to open countryside, as well as nearby walking routes.

Due to the overall size of the accommodation and recent renovation works, the property will make an ideal family home. We highly recommend an internal viewing.



## ENTRANCE HALL

11'3" x 3'4" (3.45 x 1.02)

Composite and double glazed front entrance door, inset floor mat, marble-style flooring, feature vertical radiator, decorative coving, door to living room, open access to the kitchen and staircase with feature glass balustrade rising to the first floor.

## LIVING ROOM

15'11" x 12'1" (4.87 x 3.69)

Double glazed bay window to the front, feature vertical radiator, decorative coving, LED spotlights, laminate flooring, wall light points, central ceiling light which offers a variety of three shade mood lighting.

## KITCHEN

15'4" x 11'4" (4.69 x 3.47)

The kitchen comprises a newly fitted horseshoe shaped range of handle-less fitted base and wall storage cupboards and drawers, with feature square edge work surfacing incorporating five ring induction hob with Bosch extractor canopy over, in-built eye level double oven, grill and compact oven with microwave, integrated washing machine, dishwasher, full height cupboard space for fridge/freezer (included). Double glazed window to the rear, feature marble-style flooring, LED spotlights, decorative ceiling rose, drop down pendant lighting incorporating three shade mood lighting. Opening through to the dining area.

## DINING AREA

12'2" x 9'8" (3.72 x 2.95)

Double glazed windows to both the side and the rear. composite and double glazed exit door to outside, wall mounted gas fired combination boiler for central heating and hot water purposes, feature marble-style flooring, vertical radiator, wall light points, feature drop down light which also incorporates three shade mood lighting. Door with stepped access leading down to a storage cellar with lighting.

## FIRST FLOOR LANDING

Doors to three bedrooms and shower room, feature glass balustrade, vertical radiator, laminate flooring, door with further staircase rising to the top floor, central lighting point incorporating three shade mood lighting.

## BEDROOM ONE

15'8" x 12'9" (4.80 x 3.91)

Two double glazed windows to the front, vertical radiator, laminate flooring, LED spotlights, wall light points, central ceiling light incorporating three shade mood lighting. Useful understairs storage cupboard with matching laminate flooring.

## BEDROOM TWO

10'1" x 8'2" (3.09 x 2.51)

Double glazed window to the rear, vertical radiator, central light with three shade mood lighting.

## BEDROOM THREE

10'8" x 9'3" (3.27 x 2.83)

Double glazed window to the side, vertical radiator, laminate flooring, central lighting point incorporating three shade mood lighting.

## SHOWER ROOM

10'0" x 4'5" (3.05 x 1.35)

Newly fitted three piece suite comprising walk-in tiled shower cubicle with dual attachment mains shower with sliding glass screen and door, hidden cistern push flush WC, wash hand basin with mixer tap with storage cabinets beneath. Feature tiling to the walls and floor, ladder towel radiator, extractor fan, wall light, central lighting point also incorporating three shade mood lighting.

## TOP BEDROOM FOUR

17'1" x 16'0" (5.21 x 4.89)

Feature glass balustrade with wooden surround, double glazed window to the side, vertical radiator, laminate flooring, central lighting point incorporating three shade mood lighting. Door to en-suite WC.

## EN-SUITE WC

7'2" x 5'3" (2.20 x 1.62)

Incorporating a push flush WC, ladder towel radiator, tiled floor, extractor fan.

## OUTSIDE

To the front of the property, there is a pathway providing access to the front entrance door, dwarf brick boundary wall, front gravel garden for low maintenance.

## TO THE REAR

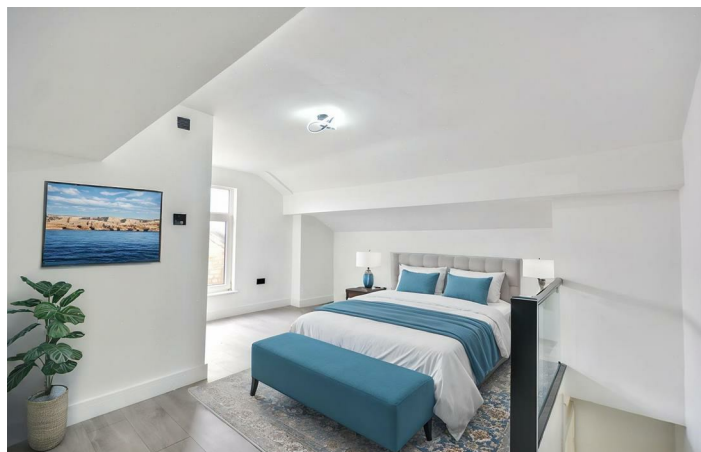
The rear garden is enclosed by both timber fencing and brick wall to the boundary line, designed for straightforward maintenance being predominantly gravel with block paved seating area/pathway from the dining area door. There is pedestrian access leading down the side of the property back to the front.

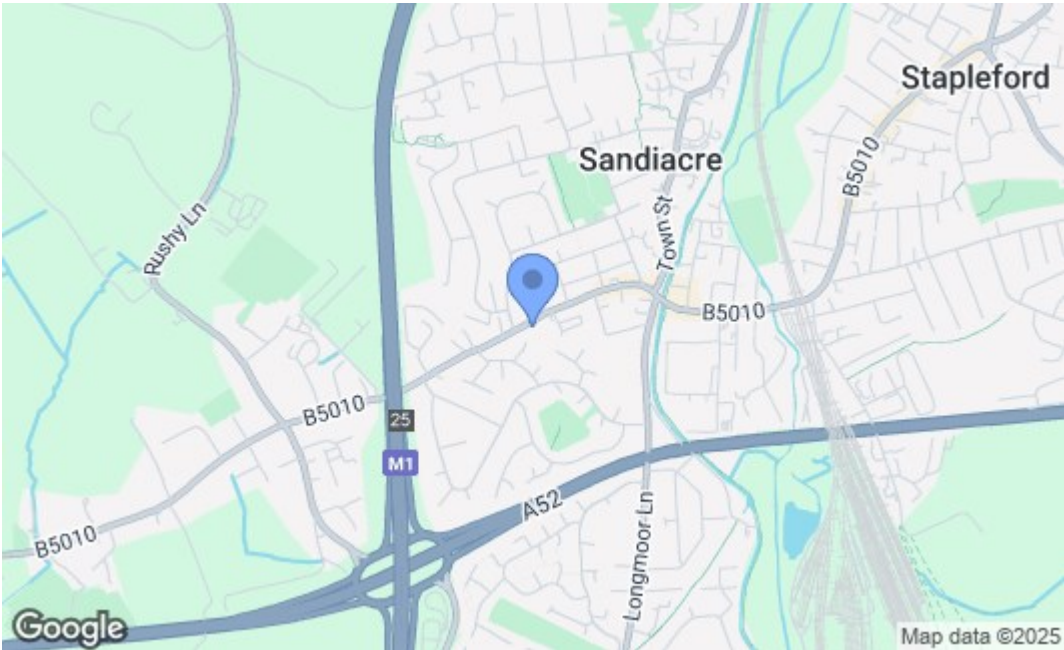
## DIRECTIONAL NOTE

From our Stapleford Branch proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the Sandiacre traffic junction, continue straight over the bridge onto Derby Road and proceed up the hill in the direction of Risley. The property can then be found on the left hand side, identified by our For Sale board.

## AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.