



Hayworth Road,
Sandiacre, Nottingham
NG10 5LL

Price Guide £265-275,000
Leasehold



THIS IS AN EXTENDED SEMI DETACHED HOME THAT PROVIDES SPACIOUS GROUND FLOOR LIVING ACCOMMODATION AND THREE GOOD SIZE BEDROOMS.

Being situated on Hayworth Road, which is close to the heart of Sandiacre, this three bedroom property offers a lovely family home which we are sure will suit many people looking for a large property in the Sandiacre area. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that included in this lovely home for themselves. The property is well placed for the local amenities and facilities provided by the area and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from the road with a drive and garden at the front and being constructed of brick with cladding to the front under a pitched tiled roof to the main property and the accommodation derives all the benefits of having gas central heating and double glazing. In brief the house includes a sitting room, through lounge with an adjoining dining area with patio doors leading to the rear garden, a further reception room which could be used as a play room, office/study or similar and a large breakfast kitchen which is fitted with wooden units and has integrated appliances. To the first floor the landing leads to the three good size bedrooms and the recently re-fitted shower room which is fully tiled with a mains flow shower system. Outside there is a drive and garden at the front, a car port/storage area to the right hand side and a private rear garden which is mainly lawned with fencing to the boundaries.

Sandiacre has a number of local shops including Co-op and Lidl stores with many more shopping facilities being found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within reach, healthcare and sports facilities, walks in the nearby open countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Stylish composite front door with four inset glazed block panels and brushed stainless steel fittings leading to:

Sitting Room

19' x 10' approx (5.79m x 3.05m approx)

Double glazed bay window with fitted blind to the front, recessed lighting to the ceiling, two radiators, one of which is in a housing, engineered wooden flooring, stairs with feature chrome spindle balustrade and wooden hand rail leading to the first floor with a cupboard under and recessed lighting to the ceiling. From this front reception room there are double opening glazed doors with matching side panels leading into the play room/office or another extra sitting area and there is an electric meter and electric consumer unit housed in a double fitted wall mounted cupboard.

Play Room/Office

15' x 6'9 approx (4.57m x 2.06m approx)

Double glazed bay window with fitted blind to the front, engineered wooden flooring, recessed lighting to the ceiling, radiator in a housing with shelving to the wall above.

Through Lounge/Dining Room

25' x 9'10 approx (7.62m x 3.00m approx)

This large reception room is positioned at the rear of the house and is divided by an archway with a step and has an Adam style fireplace with an inset and hearth, double opening, double glazed patio doors leading out to the rear garden, engineered wooden flooring, radiator and a glazed door to:

Breakfast Kitchen

18' x 7' approx (5.49m x 2.13m approx)

The kitchen is fitted with wood finished units with brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and a four ring hob set in a work surface with spaces for a dishwasher, washing machine and tumble dryer, cupboards and drawers below and at one end of this work surface there is a breakfast bar/eating area, second work surface with cupboards and drawers below, double oven with drawers below and a recess for a microwave oven and cupboard above, range of matching eye level wall cupboards, tiling to the walls by the work surface areas and a hood to the cooking area, double glazed windows with blinds to the side, patio doors leading out to the rear garden, tiled flooring, recessed lighting to the ceiling, radiator, space for an upright fridge/freezer and there is a built-in cupboard which houses the gas boiler, has cloaks hanging and there is a double cupboard within this storage space.

First Floor Landing

There are oak panelled doors leading to the bedrooms and shower room from the landing and a double glazed window on the half landing.

Bedroom 1

14' x 10' approx (4.27m x 3.05m approx)

Double glazed window with a fitted blind to the front and a radiator.

Bedroom 2

10' x 9' approx (3.05m x 2.74m approx)

Double glazed window with a fitted blind to the rear and a radiator.

Bedroom 3

11' x 7' approx (3.35m x 2.13m approx)

Double glazed window with a fitted blind to the front and a radiator.

Shower Room

The shower room has been re-fitted over recent years and is fully tiled with a large walk-in shower having a mains flow shower system having a rainwater shower head and hand held shower with tiling to two walls and a protective glazed screen, hand basin with a mixer tap set on a surface with a drawer below and a mirror with a socket for an electric toothbrush, Bluetooth connection and a light to the wall above and a low flush w.c., ladder towel radiator, recessed lighting to the ceiling, tiled flooring, opaque double glazed window and an extractor fan.

Outside

At the front of the property there is an astroturf lawned area with borders to the sides and a drive leads to the car port with a path to the front door.

At the side of the property there is a concrete area which leads to the car port, a patio at the rear which has steps taking you to the lawned garden with the garden having borders to the sides and fencing to the boundaries. There is outside lighting at the front, side and rear of the property and an external tap is provided.

Car Port

21' x 7' approx (6.40m x 2.13m approx)

The car port is positioned to the right hand side of the property and has an up and over door to the front and provides an excellent storage area.

Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street and continue to the end. Turn right at the island onto Longmoor Lane and Hayworth Road can be found as a turning on the left hand side.

8150AMMP

Council Tax

Erewash Borough Council Band B

Agents Notes

The property is held leasehold with a 999 year lease which commenced 24.6.61 and there is a ground rent of £10 every six months paid to Home Ground who are the Freeholders.

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 14mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE, Three

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

Non-Standard Construction – No

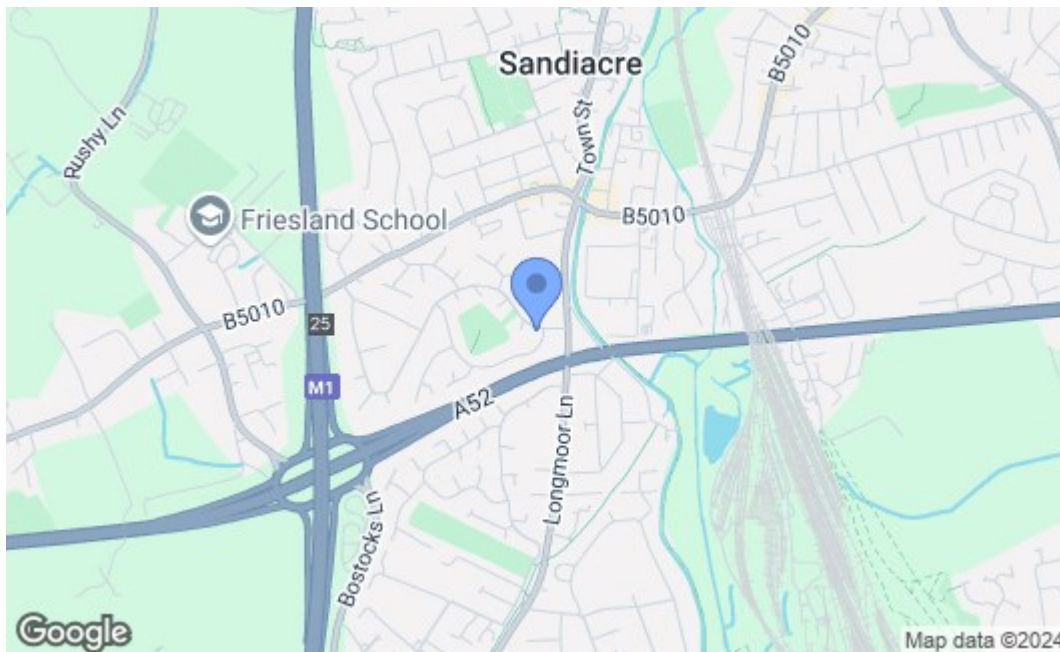
Any Legal Restrictions – No

Other Material Issues – No





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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