



Friesland Drive,  
Sandiacre, Nottingham  
NG10 5HP

**O/O £235,000 Freehold**



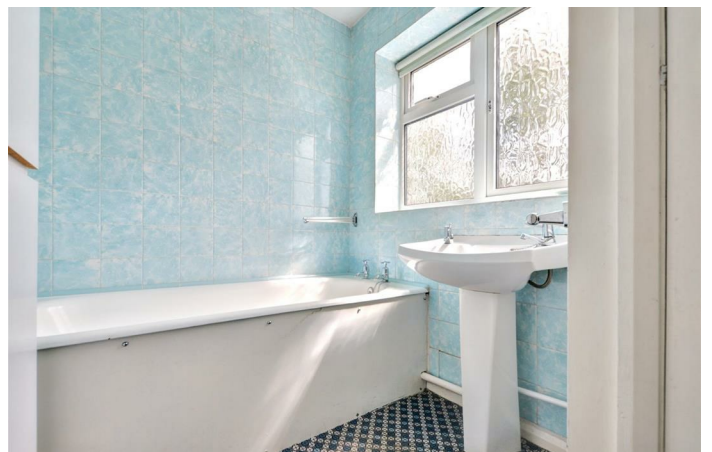


A FANTASTIC OPPORTUNITY TO PUT YOUR STAMP ON THIS THREE BEDROOM DETACHED HOUSE WITH OFF STREET PARKING, GARAGE AND ENCLOSED REAR GARDEN IN THE QUIET CORNER OF THE CUL-DE-SAC, BEING SOLD WITH NO UPWARD CHAIN!

Robert Ellis are delighted to bring to the market this spacious three bedroom detached house nestled in the corner of the cul-de-sac offering great potential to the new buyers to put their own stamp on. The property is constructed of brick and benefits from gas central heating and double glazing and would be suitable for a range of buyers, including first time buyers, growing families and those looking to downsize. With is also being sold with no upward chain, it makes this an ideal purchase and is a blank canvas ready to be modernised!

The property briefly comprises of a porch leading to the entrance hallway, lounge, dining room, kitchen, conservatory and lean to to the side. To the first floor there is a bright landing leading to three good size bedrooms and the family bathroom and separate W.C.. To the front there is ample off street parking for several vehicles and access into the garage and side gate to the rear garden. To the rear there is a private and enclosed garden with a patio area and established shrubs.

Located in the popular residential town of Sandiacre, close to a wide range of local schools, shops and parks. The property sits within catchment of Friesland secondary school and is within walking distance of the town centre where retail outlets and health care facilities can be found. The property benefits from fantastic transport links including nearby bus routes and easy access to major road links including the A52 and M1, both Long Eaton train station and East Midlands Airport are just a short drive away, an internal viewing is highly recommended to appreciate the property and location on offer.





### Porch

5'8" x 2'5" approx (1.75m x 0.76m approx)

UPVC double glazed sliding door with cupboard for the post box, door to:

### Entrance Hall

10'11" x 6'1" approx (3.35m x 1.86m approx)

Wooden glazed door and window to the side, carpeted flooring, ceiling light, radiator, telephone point, stairs to the first floor with understairs storage cupboard, UPVC double glazed window to the side, door to:

### Lounge

12'2" x 13'11" approx (3.71m x 4.25m approx)

UPVC double glazed picture window to the front, carpeted flooring, radiator, ceiling light, internal obscure window from the hall, slate hearth with space for a fire, TV point, wall light, sliding wooden obscure glazed door into:

### Dining Room

9'10" x 10'2" approx (3m x 3.1m approx)

UPVC double glazed sliding doors into the conservatory, carpeted flooring, radiator, ceiling light and hatch into the kitchen.

### Rear Conservatory

6'0" x 11'3" approx (1.83m x 3.43m approx)

Double glazed windows overlooking the garden, corrugated roof, carpeted flooring, ceiling light and UPVC door into the garden.

### Kitchen

8'8" x 10'4" approx (2.65m x 3.17m approx)

UPVC double glazed window to the rear, door into the side conservatory, carpet tiles, ceiling light, radiator, door into the side conservatory, wall, base and drawer units with work surfaces over, stainless steel sink and drainer, tiled splashbacks, space for a washing machine, oven and fridge.

### Side Conservatory

6'1" x 9'10" approx (1.86m x 3m approx)

UPVC double glazed windows to the side, corrugated roof, door to the rear garden, ceiling light and wall light.

### First Floor Landing

7'6" x 8'10" approx (2.3m x 2.7m approx)

UPVC double glazed window to the side, carpeted flooring, ceiling light, loft access hatch and doors to:

### Bedroom 1

12'10" x 11'2" approx (3.93m x 3.41m approx)

UPVC double glazed window to the front, carpet tiles, radiator and ceiling light.

### Bedroom 2

10'10" x 9'4" approx (3.32m x 2.85m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light and built-in wardrobes.

### Bedroom 3

9'4 x 7'2 approx (2.84m x 2.18m approx)

UPVC double glazed window to the front, vinyl flooring, radiator, ceiling light and built-in storage cupboards.

### Bathroom

8'11" x 5'10" approx (2.72m x 1.79m approx)

UPVC double glazed obscure window to the rear, panelled bath with electric shower over, pedestal wash hand basin, carpeted flooring, ceiling light, electric shower over, radiator and cupboard housing the Vaillant boiler.

### Separate w.c.

2'7" x 4'11" approx (0.8m x 1.5m approx)

UPVC double glazed obscure window to the side, low flush w.c., ceiling light and vinyl flooring

### Outside

The property sits in a corner plot and there is a drive to the front providing off road parking for at least 2 vehicles.

To the rear there is an enclosed corner garden with fencing to the boundaries, trees and shrubs. There is access from the front to the rear via the left hand side.

### Garage

7'9" x 24'0" approx (2.37m x 7.33m approx)

The integral garage has an up and over door to the front, UPVC double glazed window and door to the rear, light and power.

### Directions

From the A52/J25 of the M1 motorway, proceed towards Sandiacre/Risley along Bostocks Lane and turn right into Derby Road and left into Friesland Drive where the property can be found on the left.

8615AMJG

### Council Tax

Erewash Borough Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 13mbps Superfast 64mbps Ultrafast 1800mbps

Phone Signal – 02, Voafone, Three, EE

Sewage – Mains supply

Flood Risk – No, surface water very low

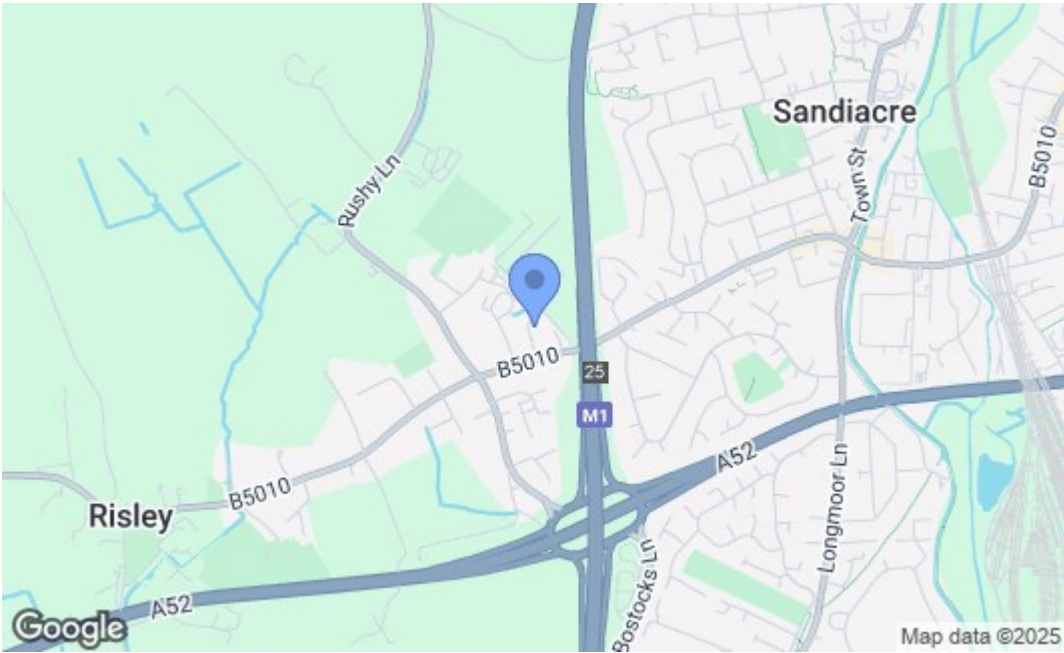
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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.