Robert Ellis

look no further. . .







The Paddocks
Sandiacre, Nottingham NG10 5HQ

A THREE BEDROOM DETACHED FAMILY HOUSE.

Offers Over £350,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED THREE/ FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOUSE POSITIONED WITHIN THIS QUIET AND ESTABLISHED RESIDENTIAL CUL DE SAC.

With accommodation over two floors, the ground floor comprises entrance porch, entrance hall, front kitchen and rear full width lounge/diner, along side a ground floor sitting room/bedroom with adjoining en-suite shower room. The first floor landing then provides access to three bedrooms and a bathroom.

The property also benefits from gas fired central heating from a recently installed combination boiler (with 10 year warranty), double glazing, off-street parking and private enclosed garden space to the rear.

The property is positioned within this quiet residential cul de sac location within easy reach of excellent nearby transport links to and from the surrounding area such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the i4 bus service and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to an array of nearby schooling for all ages including Ladycross, Cloudside and Friesland, as well as shops and services in the nearby towns of Stapleford, Long Eaton, Beeston and Ilkeston.

We believe the property will make an ideal family home and we highly recommend an internal viewing.





ENTRANCE PORCH
5'8" x 3'8" (1.73 x 1.14)
Composite and double glazed front entrance door, double glazed windows to both the front and side, further panel and glazed door leading through to the hallway, panelled ceiling, decorative exposed brickwork, coat pegs and inset electric meter box.

ENTRANCE HALLWAY
12'4" x 5'11" (3.78 x 1.81)
Staircase rising to the first floor with useful understairs storage space and cupboard, radiator with display cover, access into the kitchen, lounge/diner and ground floor bedroom/sitting room.

KITCHEN
11'10" x 7'1" (3.62 x 2.16)
The kitchen is equipped with a matching range of fitted base and wall handle-free storage cupboards and drawers, with butcher's block style square edge work surfacing incorporating single sink and draining board with mixer tap and upstands. Fitted Neff four ring gas hob with matching extractor fan over, in-built double oven, plumbing for washing machine, integrated fridge, freezer and dishwasher, wall mounted gas fired combination boiler (recently installed), double glazed window to the front (with fitted blind), LED spotlights, tiled floor, uPVC panel and double glazed side exit door.

FULL WIDTH LOUNGE/DINER
21'10" x 12'6" (6.68 x 3.83)
Two double glazed windows to the rear, two radiators, coving, media points, wall hung log effect electric fire and ample space for both living and dining room furniture.

GROUND FLOOR BEDROOM/SITTING ROOM
12'4" x 7'9" (3.77 x 2.38)
Double glazed window to the front (with fitted blinds), radiator, LED spotlights, parquet design flooring. Door to en-suite.

GROUND FLOOR EN-SUITE
7'10" x 3'2" (2.39 x 0.97)
Modern three piece suite comprising shower cubicle with glass screen and shower door with dual attachment mains shower and decorative low maintenance boarding, wash hand basin with mixer tap and storage cabinet beneath, push flush WC. Spotlights, extractor fan, wall mounted LED lit bathroom mirror, chrome ladder towel radiator, tiled floor, decorative wall boarding.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Double glazed window to the front (with fitted blinds), loft access point to a partially boarded and insulated loft space with pull-down loft ladders.

BEDROOM ONE
11'8" x 10'1" (3.56 x 3.09)
Double glazed window to the rear (with fitted blind), radiator, coving, additional double glazed side window (with fitted blind), floor to ceiling triple mirror fronted wardrobes with shelving and hanging space.

BEDROOM TWO
12'0" x 11'5" (3.66 x 3.50)
Double glazed window to the rear (with fitted blind), radiator, alcove space for wardrobe or storage space.

BEDROOM THREE
11'9" x 7'11" (3.60 x 2.43)
Double glazed window to the front (with fitted blind), radiator.

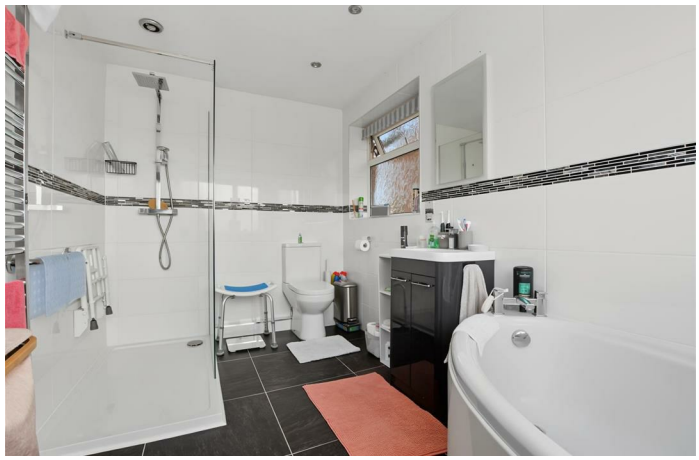
BATHROOM
12'5" x 6'11" (3.80 x 2.13)
Spacious four piece suite comprising curved bathtub with bath seat and mixer tap, separate shower cubicle with glass screen, shower seat and dual attachment mains shower, push flush WC and wash hand basin with mixer tap and storage cabinets beneath. Double glazed windows to both the front and side (with fitted blinds), shaver point, bathroom mirror, tiled floor, spotlights, extractor fan, chrome ladder towel radiator.

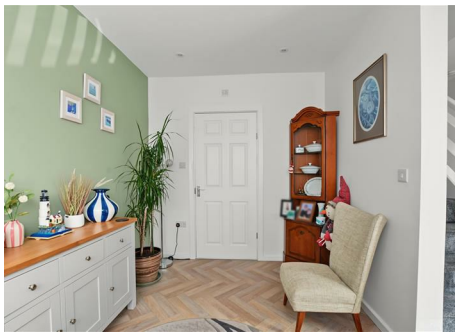
OUTSIDE
To the front of the property, there is a block paved driveway providing side-by-side off-street parking for two vehicles and access to the front entrance door, as well as a high quality artificial lawn with decorative stone chippings, planted flowerbeds and borders housing a variety of bushes and shrubbery. Pedestrian access then leads into the rear garden.

TO THE REAR
The rear garden is enclosed by timber fencing to the boundary lines and is split into various sections incorporating an initial raised porcelain slab paved patio seating area (ideal for entertaining), a timber storage shed with access down to the central lawn with planted rockery and flowerbeds housing a variety of bushes and shrubbery. There is an additional covered seating area to the back left corner of the plot, as well as pedestrian access leading back to the front. Within the garden, there is an external water tap and lighting point.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. Continue straight over at the traffic lights onto Derby Road, Sandiacre. Look for and take an eventual right hand turn onto The Paddocks and follow the cul de sac, passing the entrance to Daniel Mews and into the head of the cul de sac. The property can be found on the right hand side, identified by our For Sale board.



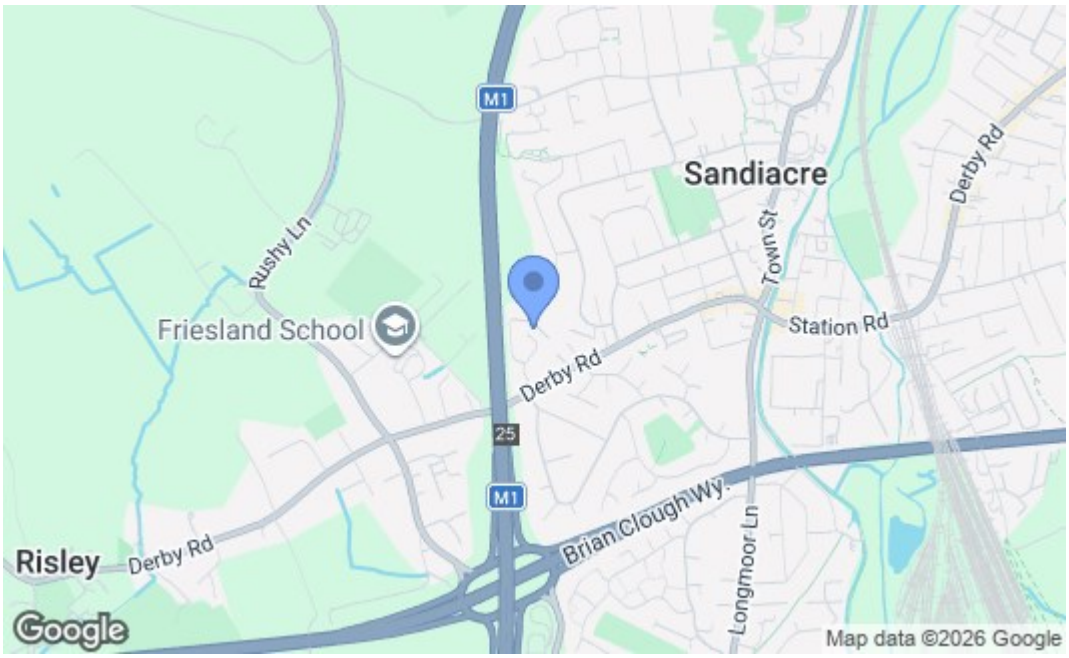


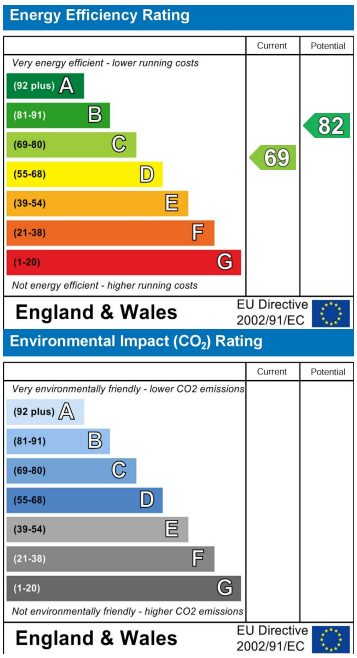












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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