

# Robert Ellis

*look no further...*



Derby Road,  
Sandiacre, Nottingham  
NG10 5HE

**Price Guide £365-370,000**  
**Freehold**

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A STUNNINGLY PRESENTED, FOUR BEDROOM SEMI-DETACHED HOUSE WITH AMPLE OFF STREET PARKING, PRIVATE GARDEN AND ORIGINAL FEATURES THROUGHOUT, DECORATED AND MAINTAINED TO A FANTASTIC STANDARD.

Robert Ellis are delighted to bring to the market this substantial and well presented Edwardian property originally constructed in 1902, boasting character and original features throughout whilst being decorated and maintained to a high standard by the current owner. The property is constructed of brick to the external elevations and benefits gas central heating throughout. This property would be ideal for a wide range of buyers and an internal viewing is highly recommended to appreciate the property, location and space on offer.

In brief, the property comprises an entrance hallway with original floorboards and a built in under stairs storage cupboard, a bay fronted lounge with open fireplace, a morning room with an open fireplace and French doors overlooking and leading to the rear and a large kitchen/diner with some integrated appliances. To the first floor, the landing leads to four generously sized bedrooms with two of the front bedrooms benefitting from secondary glazing. There is also a three piece family bathroom. To the exterior, the property boasts ample off street parking via a large gravelled driveway with shared access onto the driveway with the neighbour. There is a mature and private garden located to the rear with a patio area, turf, gravel and mature trees and shrubs.

Located in the popular residential area of Sandiacre, close to a wide range of local schools, shops and parks. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midland Airport and local train stations being just a short drive away. Sandiacre centre is within walking distance where further shops and healthcare facilities can be found.





#### Entrance Hall

Wooden single glazed front door, original floorboards, radiator, under stairs storage cupboard, wallpapered ceiling, ceiling light.

#### Lounge

14'1" x 13' approx (4.29m x 3.96m approx)

Single glazed sash bay window overlooking the front, carpeted flooring, radiator, open fire with feature fireplace, radiator, wallpapered ceiling, ceiling light.

#### Morning Room

13' x 12' approx (3.96m x 3.66m approx)

uPVC double glazed French doors overlooking and leading to the rear, carpeted flooring, open fire with feature fireplace, radiator, wallpapered ceiling, ceiling light.

#### Kitchen/Diner

18'5" x 10'7" approx (5.61m x 3.23m approx)

uPVC double glazed sliding door overlooking and leading to the side, uPVC double glazed door leading to the side, single glazed wooden window overlooking the rear, tiled flooring, rangemaster cooker with 6 ring gas hob, space for fridge/freezer, space for washing machine, space for tumble dryer, integrated coffee machine, painted plaster ceiling, ceiling light.

#### First Floor Landing

Carpeted flooring, fitted storage cupboards, painted plaster ceiling, ceiling light.

#### Bedroom One

11'3" x 10'9" approx (3.43m x 3.28m approx)

Single glazed wooden windows with secondary glazing, carpeted flooring, radiator, wallpapered ceiling, ceiling light.

#### Bedroom Two

13' x 11'3" approx (3.96m x 3.43m approx)

Single glazed window overlooking the rear, carpeted flooring, radiator, wallpapered ceiling, ceiling light.

#### Bedroom Three

12'10" x 6'9" approx (3.91m x 2.06m approx)

Single glazed window overlooking the side, vinyl flooring, radiator, wallpapered ceiling, ceiling light.

#### Bedroom Four

7'9" x 7'4" approx (2.36m x 2.24m approx)

Single glazed wooden window with secondary glazing overlooking the front, carpeted flooring, radiator, wallpapered ceiling, ceiling light.

#### Family Bathroom

8'11" x 5'7" approx (2.72m x 1.70m approx)

Single glazed wooden window overlooking the rear, tiled flooring, WC, 'p' shaped bath with shower over the bath, top mounted sink, radiator, painted plaster ceiling, ceiling light.

#### Outside

To the front, there is access through a brick wall onto the gravel driveway which has ample off street parking for several vehicles. To the rear, there is a private and mature garden with mature trees and shrubs, patio and turf.

#### Directions

From the A52 J25 of the M1 motorway proceed towards Long Eaton along Bostocks Lane, immediately after the Novotel Hotel turn left into Bostocks Lane and at the traffic lights turn right onto Derby Road.

8428RS

#### Council Tax

Erewash Borough Council Band C

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT AND SKY

Broadband Speed -

Standard 10 mbps

Superfast 74 mbps

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

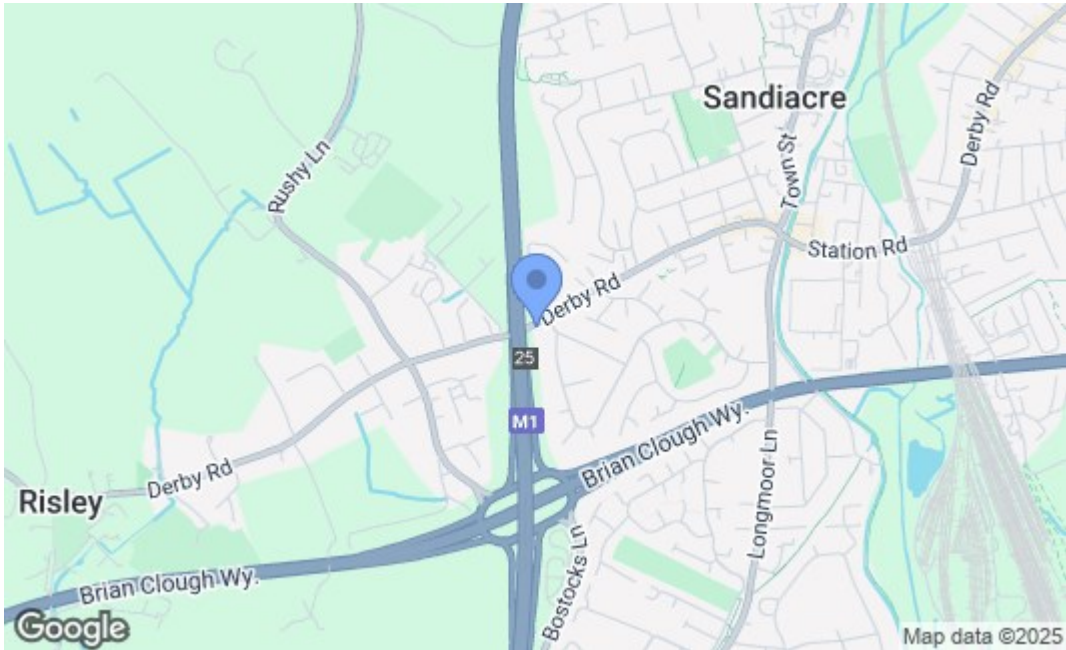
Flood Defenses – No

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                     |         |           |
|   | 52      | 70        |
| 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.