



**Netherfield Road
Sandiacre, Nottingham NG10 5LR**

Offers Over £450,000 Freehold

AN EXTENSIVE FIVE BEDROOM FREEHOLD
DETACHED FAMILY HOUSE OFFERED FOR
SALE WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXPANSIVE FIVE BEDROOM, FOUR BATHROOM FREEHOLD DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION. NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises a welcoming reception entrance hallway, ground floor shower room including a separate boiler room, ground floor bedroom or reception room, spacious living room and "L" shaped family dining kitchen. The first floor landing then provides access to four bedrooms, two en-suites, as well as a separate family shower room.

The property also benefits from gas fired central heating from a combination boiler, double glazing, ample off-street parking, as well as enclosed garden space to the side and rear.

We believe the property will make an ideal long term, growing family home, located within close proximity of excellent nearby schooling for all ages, good transport links to and from the surrounding area including the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

The property sits within easy reach of excellent nearby shops, services and amenities, as well as ample outdoor green and countryside space including Hayworth Road park which is just a short walk away.

We highly recommend an internal viewing.



ENTRANCE HALLWAY

12'8" x 8'5" (3.87 x 2.59)

Feature composite and double glazed front entrance door with full height double glazed window panels to either side of the door, radiator, tiled floor, turning staircase rising to the first floor, decorative balustrade and glass panels. Further doors provide access into the living room, ground floor bedroom and shower room.

GROUND FLOOR SHOWER ROOM

12'2" x 7'9" (3.73 x 2.37)

Modern white three piece suite comprising a larger than average walk-in tiled shower cubicle with glass screen and sliding glass shower door with dual attachment mains ran shower, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Tiling to the walls and floor, chrome ladder towel radiator, spotlights, extractor fan, double glazed window to the front (with fitted blinds), wall mounted bathroom cabinet. Door to boiler room.

BOILER ROOM

Housing the gas fired combination boiler (for central heating and hot water), wall mounted consumer box, tiled floor, lighting point.

GROUND FLOOR BEDROOM/RECEPTION ROOM

14'9" x 11'7" (4.52 x 3.55)

Double glazed window to the rear, radiator, laminate flooring, spotlights.

LIVING ROOM

22'3" x 19'5" (6.80 x 5.92)

uPVC double glazed French doors opening to the rear garden with full height double glazed windows to either side, additional double glazed window to the side (with fitted blind), two radiators, media points, spotlights, laminate flooring. Door access leading back through to the entrance hallway and family dining kitchen. Further door into utility space.

UTILITY SPACE

Double glazed window to the side, fixed shelving, radiator, tiled floor.

"L" SHAPED FAMILY DINING KITCHEN

20'8" x 19'9" (6.31 x 6.03)

The kitchen area comprises a matching range of soft-closing handle-free base and wall storage cupboards and drawers, with quartz work surfaces incorporating two separate sink units one of which is one and half bowl sink, drainer and mixer tap, the other is a single sink and drainer with swan-neck style mixer tap. Fitted five ring gas hob with extractor over, in-built oven and combination microwave, integrated fridge, freezer, dishwasher and washing machine, tiled floor, electric underfloor heating, glass fronted crockery cupboards, two double glazed windows to the front (with fitted blinds), radiator, ample space for dining table and chairs, spotlights, uPVC panel and double glazed French doors opening out to the rear garden.

FIRST FLOOR LANDING

Double glazed Velux roof window to the front, decorative balustrade with glass panel, radiator, spotlights, doors to all bedrooms and shower room.

BEDROOM ONE

16'6" max x 14'1" (5.04 max x 4.31)

Double glazed dormer-style window to the front (with fitted blinds), radiator, spotlights, laminate flooring, opening through to a dressing area, door to en-suite.

EN-SUITE

6'5" x 6'3" (1.97 x 1.93)

Modern white three piece suite comprising separate tiled and enclosed shower

cubicle with glass screen and folding glass shower door with dual attachment mains ran shower, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Tiling to the walls and floor, Velux roof window to the rear, chrome ladder towel radiator, extractor fan, wall mounted bathroom cabinet and mirror.

GUEST BEDROOM TWO

15'9" max x 10'1" (4.81 max x 3.08)

Double glazed dormer-style window to the front (with fitted blinds), radiator, laminate flooring, spotlights, door to en-suite.

EN-SUITE

6'3" x 5'5" (1.92 x 1.66)

Modern white three piece suite comprising tiled and enclosed shower cubicle with glass screen and folding glass shower door with dual attachment mains ran shower, wash hand basin with mixer tap and storage cabinets beneath, push flush WC. Tiling to the floor and walls, wall mounted mirror fronted bathroom cabinet, extractor fan, chrome ladder towel radiator, Velux roof window to the rear.

BEDROOM THREE

19'1" x 8'5" (5.83 x 2.57)

Velux roof window to the rear, radiator, spotlights, useful deep eaves storage cupboard (floored with lighting).

BEDROOM FOUR

7'3" x 6'3" (2.22 x 1.92)

Double glazed dormer-style window to the front (with fitted blinds), radiator, laminate flooring.

FAMILY SHOWER ROOM

8'7" x 5'10" (2.63 x 1.80)

Modern white three piece suite comprising a larger than average walk-in tiled shower cubicle with glass screen and sliding glass shower door with dual attachment mains ran shower, wash hand basin with waterfall-style mixer tap with storage cabinets beneath, hidden cistern push flush WC. Double glazed dormer-style window to the front (with fitted blinds), tiling to the floor and walls, extractor fan, spotlights and wall mounted bathroom cabinet and attached mirror.

OUTSIDE

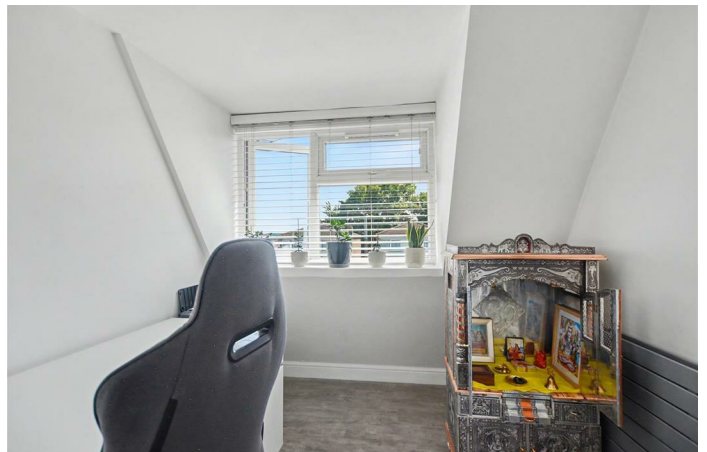
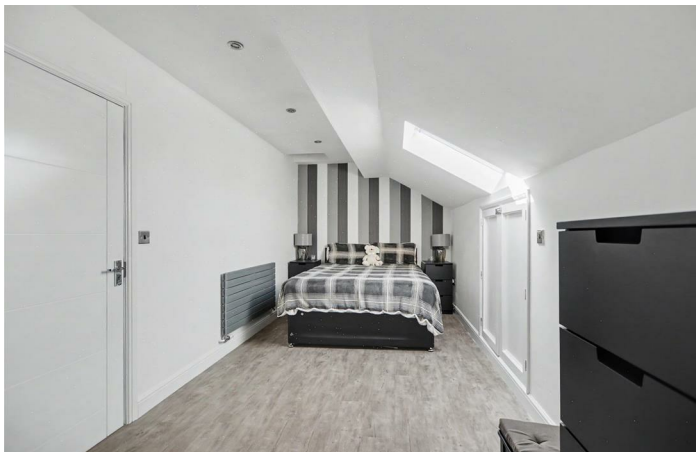
To the front of the property, there are two separate accessed lowered kerb entry points to an in and out driveway with turning space being predominantly tarmac with decorative blockwork to the edging and dwarf brick boundary wall providing ample off-street parking. Pedestrian access then leads onto the side and rear gardens.

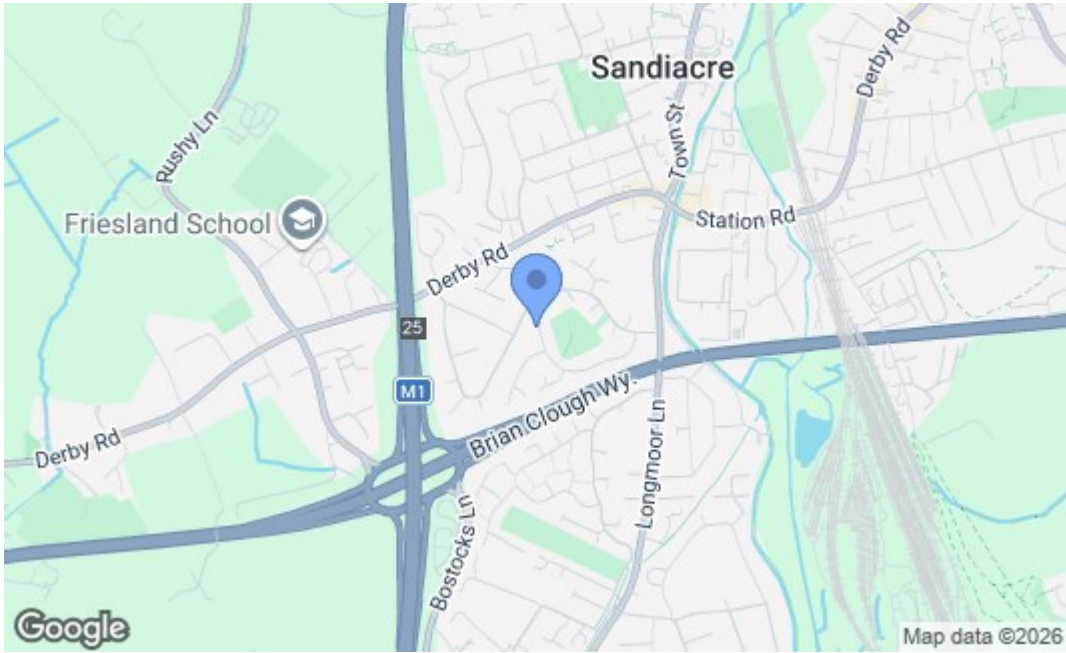
TO THE SIDE & REAR

The rear garden is designed for straightforward maintenance being predominantly paved making an ideal spacious entertaining area enclosed by dwarf brick wall, decorative coping stones and fence panels with concrete posts and gravel boards. The rear garden then opens out to the side space with an artificial lawn, decorative white stone external double power point, access to a spacious garden shed and attached garden store. The side garden has pedestrian gated access which then leads back onto the driveway. External light and water tap.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction, turn left onto Longmoor Lane heading in the direction of Long Eaton. Look for and take a right hand turn onto Hayworth Road and take a left hand turn onto Netherfield Road. Follow the road to the right and the property can be found on the left hand side, identified by our For Sale board.





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 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		

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.