



Netherfield Road,
Sandiacre, Nottingham
NG10 5LP

£249,995 Freehold



THIS IS A THREE DOUBLE BEDROOM PROPERTY WHICH OVER RECENT MONTHS HAS BEEN UPGRADED AND REFURBISHED AND IS NOW READY FOR A NEW OWNER TO MOVE INTO WITHOUT HAVING TO DO ANY WORK TO THE PROPERTY.

Being located on Netherfield Road in this popular area of Sandiacre, this three double bedroom semi detached property provides a lovely home which will suit a whole range of buyers, from people buying their first property through to families who are looking for a three bedroom house which is close to excellent local amenities and facilities including schools for all ages and transport links.

The property is constructed of brick with the front relieved by tiling, all under a pitched tiled roof and over recent months the property has been refurbished by the current owner with the work being carried out including re-wiring, a new heating system, brand new kitchen and bathroom have been fitted, there is a ground floor w.c., new floor coverings throughout and the property has been tastefully decorated. The property is entered through a composite panelled front door into a reception hall which in turn leads to the through lounge which includes a dining area and has a double glazed sliding door leading out to the rear garden. The kitchen has been re-fitted with stylish grey Shaker style units and includes integrated cooking appliances and from the kitchen there is a door leading out to the garden. To the first floor the landing leads to the three double bedrooms and the luxurious, newly installed bathroom which has a white suite complete with a mains flow shower system over the bath. Outside there is a part integral garage/store, an extended block paved driveway at the front which provides off road parking for two vehicles and to the right of the property there is a path with a gate providing access to the rear garden where there is a patio with steps leading onto a lawn with borders to the sides and there is fencing to the sides and concrete panels to the rear boundary.

The property is well placed for easy access to all the local amenities provided by the area with there being a Co-op and Lidl stores in Sandiacre with further main shops being found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores along with many other retail outlets, there are schools for all ages within walking distance of the house, walks in the nearby open countryside, healthcare and sports facilities including several local golf courses and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Front Door

Stylish composite panelled front door with a double glazed side panels leading to:

Reception Hall

Double glazed window to the side, laminate flooring and an internal door to:

Lounge/Dining Room

24'8 x 10'4 approx (7.52m x 3.15m approx)

The through lounge includes a dining area and has a double glazed window to the front, feature fire in a Minton style surround, double glazed sliding door with matching double glazed side panels leading out to the rear garden, power point for a wall mounted TV, two radiators, laminate flooring and stairs lead from the main reception room to the first floor.

Ground Floor w.c.

Having a new white low flush w.c. and hand basin with a mixer tap and cupboard under with a tiled splashback, Worcester Bosch boiler housed in a built-in cupboard with space below for an appliance or storage, recessed lighting to the ceiling, an extractor fan and laminate flooring.

Kitchen

15'8 x 7'2 to 6'6 approx (4.78m x 2.18m to 1.98m approx)

The kitchen is newly fitted with grey Shaker style units and includes a sink with a pre-wash mixer tap and a four ring induction hob set in a work surface which extends to two walls and has cupboards, drawers and an oven below, matching eye level wall cupboards, hood and back plate to the cooking area, double glazed windows to the rear and side, radiator, recessed lighting to the ceiling and there is a utility area having a work surface with plumbing and a power point below for an automatic washing machine, laminate flooring extending across the whole of the kitchen and a composite panelled door leading out to the rear garden.

First Floor Landing

There are new panelled doors leading to the bedrooms and bathroom, the balustrade continues from the stairs onto the landing and there is an opaque double glazed window on the half landing, recessed lighting to the ceiling and there is newly laid carpet from the stairs leading onto the landing.

Bedroom 1

14'10 x 10'4 approx (4.52m x 3.15m approx)

Double glazed window to the front, radiator, eight power points and new carpeted flooring.

Bedroom 2

10'4 x 9'11 approx (3.15m x 3.02m approx)

Double glazed window to the rear, radiator, six power points and new carpeted flooring.

Bedroom 3

11'4 x 7'2 approx (3.45m x 2.18m approx)

Double glazed window to the front, radiator, six power points and new carpeted flooring.



Bathroom

The bathroom has been re-fitted with a white suite and includes a panelled bath with a mixer tap and mains flow shower over including a rainwater shower head and hand held shower, aqua boarding to two walls and a folding glazed protective screen, hand basin with a mixer tap and double cupboard under, low flush w.c. with a concealed cistern, aqua boarding to the sink and w.c. areas, a wall mounted ladder towel radiator, access to the loft, recessed lighting to the ceiling and an opaque double glazed window.

Outside

At the front of the property there is an extended block paved driveway which provides off road parking for two vehicles, there is a rockery bed to the right hand side and steps lead to a path and to a gate provides access to the rear garden.

The rear garden has a patio with steps leading to a lawn which has borders to the sides with a further patio at the bottom right hand corner of the garden and the path runs around the rear of the house to the side where the gate provides access to a path taking you to the front of the house. There is fencing to the side boundaries and concrete sectional panels to the rear boundary, an outside security light is provided and there are external power points and an outside tap.

Garage

14' x 8' approx (4.27m x 2.44m approx)

The garage has double opening panelled doors with inset light panels at the front, the electric consumer unit, electric meter and gas meter are housed in the garage and lighting and power points are provided.

Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. At the end of College Street at the roundabout turn right onto Longmoor Lane, under the motorway bridge and left into Hayworth Road and Netherfield Road can be found on the left.

9127MP

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 1mbps Ultrafast 1800mbps

Phone Signal – Vodafone, 02, Three, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

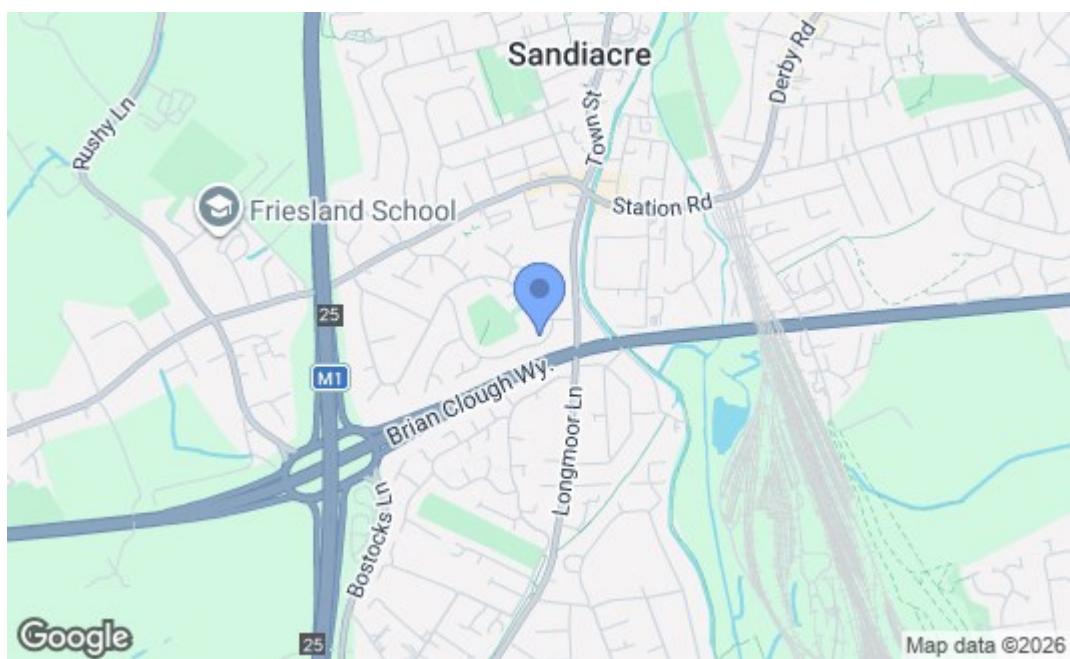
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	78
(81-91)	B	63
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
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		
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.