



Starch Lane  
Sandiacre, Nottingham NG10 5EB

AN INDIVIDUAL THREE/FOUR BEDROOM  
DETACHED HOUSE WITH THREE EN-  
SUITES.

**Offers Over £350,000 Freehold**



We are pleased to offer for sale this individual three/four bedroom, three bathroom detached house.

This property has been extensively re-modelled, extended and refurbished by the current owners in the last 20 years to provide for spacious and adaptable living accommodation, great for families and couples alike.

There are many features, including a spacious open plan lounge/diner with glazed doors opening to a home office, great for those looking to work from home, or could be used as a TV room, playroom, etc. In addition to this, there is a separate sitting room, which could also be used as a ground floor double bedroom as this is adjacent to a cloaks/WC.

There is a fully fitted quality kitchen with an array of built-in appliances, as well as a generous utility/prep kitchen with handy walk-in store facility beyond.

Rising to the first floor, the landing provides access to three well proportioned bedrooms, all with en-suite facilities, great for a busy household.

The property is centrally heated with a recently replaced combination boiler (November 2023), with double glazing throughout and has the benefit of an alarm and a CCTV security system.

What sets this property apart from many is the ample parking facility provided by a forecourt with retractable bollards for extra security. The forecourt is deep enough for caravan or motorhome hard standing with an external power outlet and lighting. There is also an additional shared driveway. The rear garden is tiered and landscaped with ease of maintenance in mind and has a private courtyard area, as well as raised decked areas.

Situated in the heart in the original village of Sandiacre, with glimpses of church spire of St. Giles. The property is within walking distance of the local junior school and enjoys open space such as Stoney Clouds Nature Reserve which is a few minutes walk away. Sandiacre has a range of local amenities, along with the nearby towns of Long Eaton and Stapleford. For those looking to commute, the A52 and Junction 25 of the M1 motorway is a few minutes drive away.

A truly interesting family-sized property which requires an internal viewing to fully appreciate the accommodation on offer.



## ENTRANCE LOBBY

5'1" increasing to 7'4" x 7'9" (1.56 increasing to 2.24 x 2.38)

Composite glazed front entrance door, double glazed window, double glazed door to the rear garden, radiator, useful full height fitted cloaks cupboard, open to kitchen. Door to utility room.

## UTILITY ROOM

7'8" x 8'8" (2.35 x 2.66)

This useful and versatile space has been kitted out as a prep kitchen with a range of fitted units, worktops and inset stainless steel sink unit with single drainer. Integrated freezer, space for American-style fridge/freezer, integrated tumble dryer and washing machine, radiator, double glazed window. Door to store room.

## STORE ROOM

8'3" x 8'8" (2.53 x 2.65)

Offering a useful storage space with light and power.

## KITCHEN

9'7" x 15'0" (2.93 x 4.58)

Incorporating a modern oak fronted range of wall, base and drawer units, solid surface worktops. Inset one and a half bowl stainless steel sink unit with waste disposal unit, boiler water tap and mixer taps with rinse function. Built-in twin electric ovens, gas hob with extractor hood over. Integrated combination microwave, integrated larder fridge, dishwasher. Stairs to the first floor. Double glazed windows to the rear and door to the lounge/diner.

## LOUNGE/DINER

25'11" reducing to 16'11" x 15'3" reducing to 10'8" (7.91 reducing to 4.91 x 4.65 reducing to 3.26)

A light, airy versatile space with feature fire surround and open fire, two radiators, as well as two additional feature tall radiators, walk-in cloaks cupboard, double glazed window to the front, double glazed French doors to the front veranda, glazed French doors and windows leading to the office.

## OFFICE

10'7" x 9'7" (3.23 x 2.94)

A versatile space currently used as a range of fitted furniture including desk, drawers and storage cupboards with eye level units and a media shelf. This room could also be put to other uses such as a playroom, chillout or TV room, etc. Two double glazed Velux roof windows, double glazed bi-fold doors opening to the rear garden.

## SITTING ROOM/BEDROOM FOUR

10'10" x 10'6" (3.32 x 3.22)

Radiator and flat panel radiator, double glazed window to the front. This versatile space could also be used as an occasional bedroom, TV room, etc.

## CLOAKROOM/WC

6'1" x 7'3" (1.87 x 2.21)

Wash hand basin with vanity unit and low flush WC. Fitted full height cupboards, one of which houses the gas boiler (for central heating and hot water purposes). This room has the possibility of being adapted into a shower room.

## FIRST FLOOR LANDING

Doors to bedrooms.

## BEDROOM ONE

13'1" x 11'8" (4 x 3.58)

A range of fitted bedroom furniture including wardrobes, dressing table with cupboards under, drawers and bedside cabinets. Radiator, Velux double glazed roof window. Door to en-suite.

## EN-SUITE

6'0" x 9'5" (1.83 x 2.89)

Three piece suite comprising pedestal wash hand basin, low flush WC, large walk-in shower cubicle with thermostatically controlled shower system. Heated towel rail, Velux double glazed roof window. Door to eaves storage space.

## BEDROOM TWO

13'1" x 8'1" (4 x 2.47)

Fitted wardrobe, drawer units, dressing top, hatch and ladder to loft, radiator, double glazed window, double glazed Velux roof window.

## EN-SUITE

Incorporating a three piece suite comprising wash hand basin with vanity unit, low flush WC with concealed cistern, shower cubicle with electric shower. Partially tiled walls.

## LOFT SPACE

The loft space is accessed via a hatch and ladder in Bedroom Two. A great storage space with floorboarding, light and power, a good level of insulation, one double glazed Velux roof window.

## BEDROOM THREE

9'8" reducing to 5'10" x 10'10" reducing to 5'1" (2.97 reducing to 1.78 x 3.31 reducing to 1.57)

Hatch to eaves storage space, hanging units, cupboard, bedside draws, radiator, double glazed window to the front. Door to en-suite.

## EN-SUITE

Incorporating a three piece suite comprising pedestal wash hand basin, low flush WC, bath with electric shower and screen over. Partially tiled walls, radiator.

## OUTSIDE

The property is set back from the road in an elevated position with a block paved forecourt providing parking for up to three vehicles which includes space for a motorhome, caravan, etc, with outside power point. There are retractable security bollards. There is an additional block paved driveway adjacent which is shared with a neighbour. Also to the front is a large attractive veranda-style garden finished in paving with wrought iron fencing. To the rear there is a tiered garden with particularly private courtyard-style patio area accessed by the entrance lobby and bi-fold doors from the office. Finished in block paving, there are steps leading to a two tiered decked area which is flanked by raised bedding.

## COUNCIL TAX

Erewash Borough Council Band C

## Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - boiler replaced in November 2023

Septic Tank – No

Broadband – Yes

Broadband Speed - Standard and ultrafast available

Phone Signal – EE, O2, Three, Vodaphone Amber

Sewage – Mains supply

Flood Risk – Rivers and Sea: Low, Surface Water: Very Low

Flood Defenses – No

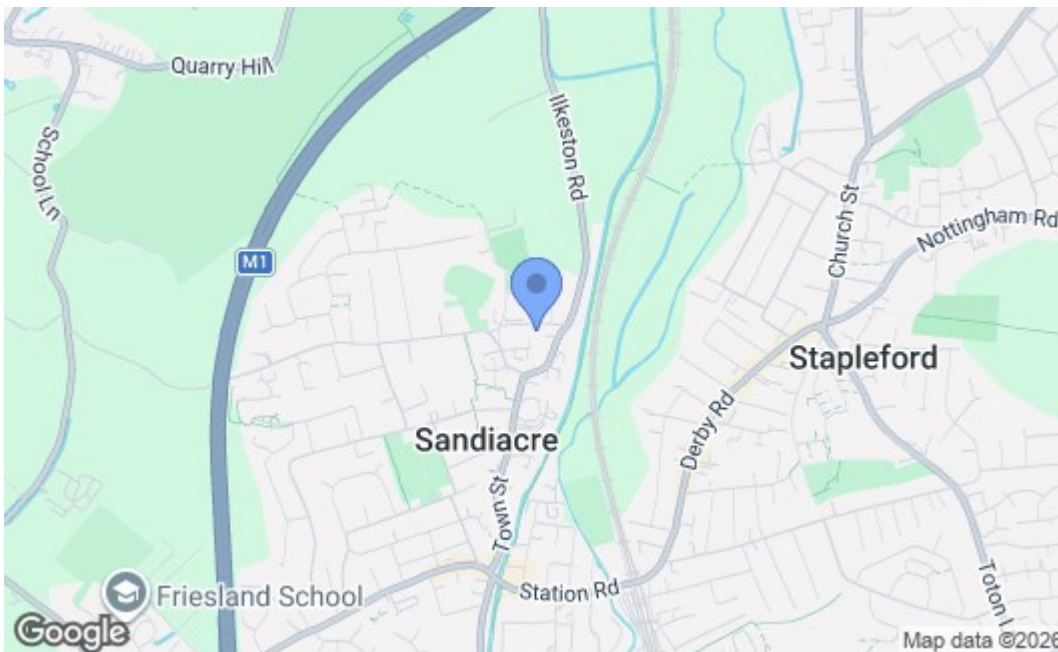
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.