



Cloudside Road,
Sandiacre, Nottingham
NG10 5FB

£269,995 Freehold

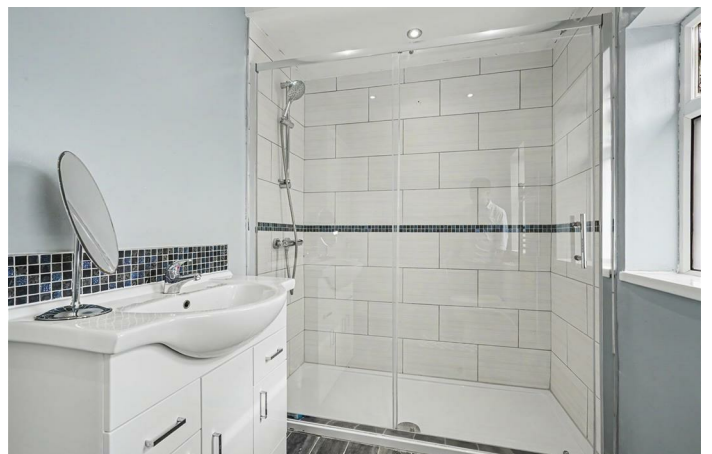


THIS IS A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE WHICH IS SITUATED ON A LARGE CORNER PLOT WITH THE GARDEN AREAS EXTENDING TO THREE SIDES.

Being located on Cloudside Road on the edge of Sandiacre, this three 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 might be looking for a three bedroom house which is close to excellent local schools and many other amenities and facilities. The property offers well proportioned accommodation and for the size and layout to be appreciated, we recommend interested parties take a full inspection so they can see all that is include in this lovely home for themselves.

The property stands in a slightly elevated position and is constructed of brick to the external elevations under a pitched tiled roof. The light and airy accommodation derives the benefits from having gas central heating and double glazing and includes a reception hallway leading to the lounge which is positioned at the front of the house, the dining kitchen is fitted with wall and base units, there is a utility area off the kitchen and a ground floor w.c. To the first floor the landing leads to the three bedrooms and the shower room which has a large walk-in shower with a mains flow shower system. Outside there is the lawn at the front, a block paved drive leading to a concrete area which could be somewhere to park vehicles or position a double garage or similar building and there is also a lawn at the side with a large, private slabbed area and lawn at the rear of the house.

The property is within easy reach of excellent local schools and shopping facilities can be found at Sandiacre where there is a Co-op convenience store and Lidl and in Long Eaton there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sport facilities, walks in the picturesque nearby countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch with wooden pillars to either side and a UPVC door with inset leaded double glazed panel leading to:

Reception Hall

Stairs with storage space below leading to the first floor, radiator and tiled flooring.

Lounge

18'6 x 10'6 to 9' approx (5.64m x 3.20m to 2.74m approx)
Double glazed windows to the front and side, a coal effect gas fire (not tested) set in an Adam style surround with marble inset and hearth, recessed lighting to the ceiling, cornice to the wall and ceiling and a radiator.

Dining Kitchen

13'3 x 12'9 to 9' approx (4.04m x 3.89m to 2.74m approx)
The dining kitchen is fitted with wood grain effect units with brushed stainless steel fittings and includes a stainless steel sink with a pre-wash mixer tap set in an L shaped work surface with space below for a dishwasher, cupboards, space for a wine cooler and drawers beneath, space for an upright cooker, second L shaped work surface with cupboards and drawers below, matching eye level wall cupboard and display cabinet with lighting under, hood over the cooking area, tiling to the walls by the work surface areas, space for an upright fridge/freezer, double glazed window with fitted blind to the rear, half opaque double glazed door leading out to the rear garden, radiator and tiled flooring.

Utility Area

The utility area has space for an automatic washing machine and tumble dryer and has an upright shelved cupboard, there is the wall mounted electric consumer unit, tiled flooring and half glazed door leading into the kitchen.

Cloaks/w.c.

Having a white low flush w.c., hand basin with a mixer tap, double cupboard below, tiled splashback and a mirror to the wall above, tiled flooring, radiator and opaque double glazed window with fitted blind.

First Floor Landing

The balustrade continues from the stairs onto the landing, an opaque double glazed window, hatch to the loft, built-in airing/storage cupboard housing the Vaillant boiler and there is a radiator in the cupboard and panelled doors lead to the bedrooms and bathroom.

Bedroom 1

12' x 10'6 to 9'5 approx (3.66m x 3.20m to 2.87m approx)
Two double glazed windows with fitted blinds to the front and a radiator.

Bedroom 2

11'8 x 9' approx (3.56m x 2.74m approx)
Double glazed window with fitted blind to the rear and a radiator.

Bedroom 3

10'6 x 5'10 approx (3.20m x 1.78m approx)
Double glazed window to the front and a radiator.

Bathroom

The bathroom has a large walk-in shower with a mains flow shower system, tiling to three walls and a sliding glazed door with a protective screen, hand basin with mixer tap, cupboards and drawers below and a tiled splashback and a low flush w.c., chrome ladder towel radiator, two opaque double glazed windows, recessed lighting to the ceiling, tiled flooring and an extractor fan.

Outside

At the front of the property there is a lawned garden with a pebbled border in front of the house and hedges to the right hand boundary, there are steps leading to the front door and a gate which leads to the rear of the house, there is a block paved drive leading onto a concrete hard standing area which is where a garage or other outbuilding could be positioned, but at the moment provides an outside seating area, there is a further lawn at the side of the house and coniferous hedging to the left hand boundary.

At the rear of the property there is a large slabbed area with a step leading down to a lawn and there is fencing to the three boundaries, a gate leads out to the front and there is a metal storage shed positioned on the concrete plinth, an outside water supply at the side of the house and external lighting is provided.

Directions

From the traffic lights in Sandiacre, proceed along Town Street in the direction of Ilkeston. At the bend turn left onto Church Street and follow the road around to the left and take a right into Coronation Avenue and Cloudside Road can be found on the left hand side.

9401MP

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 11mbps Superfast 66mbps Ultrafast 180mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

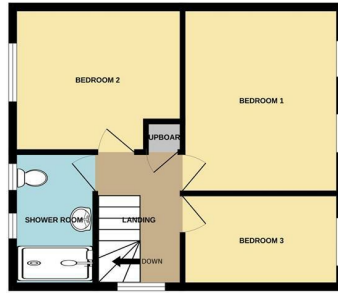
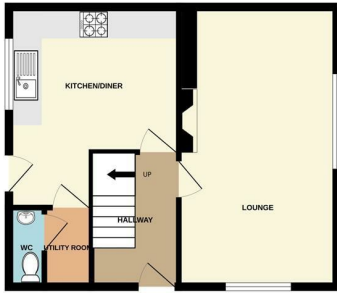
Other Material Issues – No



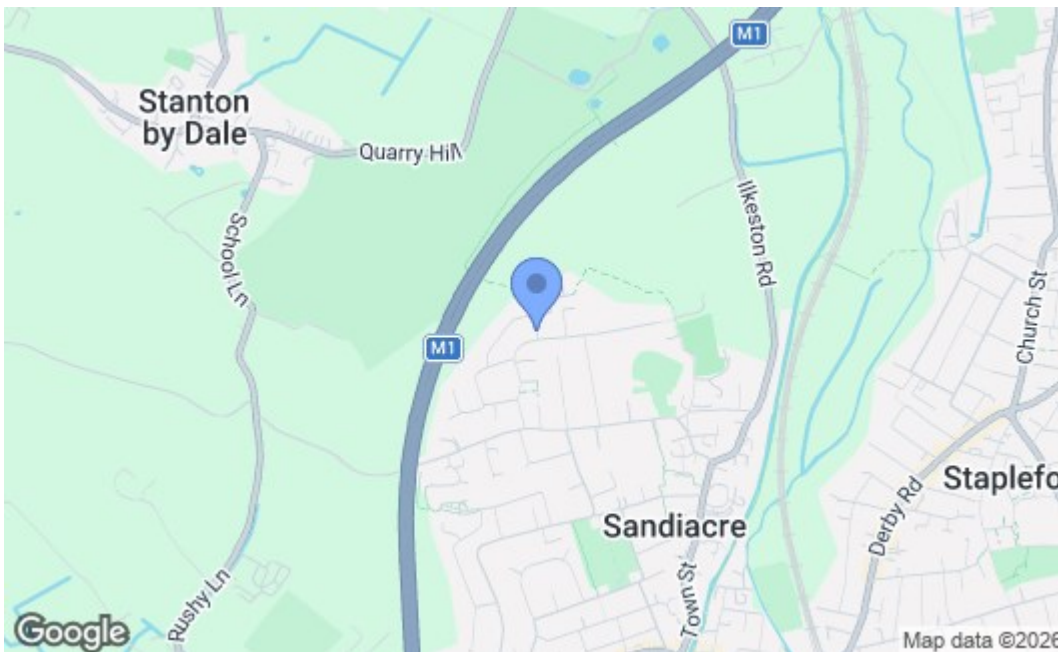


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	100+
(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.