

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		80 C	85 B



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6 York Avenue, Sandiacre, NOTTINGHAM, NG10 5HB

Offers Over £400,000



Four bedroom detached houses located in Sandiacre, Nottingham

Immaculately presented with stylish and contemporary living, a four double bedroom detached house offered to the market with no upwards chain.

Property Description

Immaculately presented with stylish and contemporary living, a four double bedroom detached house offered to the market with no upwards chain.

Nestled in the sought after location of Sandiacre with dose proximity to excellent transport links, schools and amenities, this spacious home boasts large open plan kitchen/dining/living with a further reception room, underfloor heating throughout and off road parking for multiple cars.

Upon entering the inviting entrance hall you instantly get a feel for the spacious open plan living, flooded by the natural light from the large windows that offset the home. The modern kitchen boasts ample storage and counter top space giving the option to either dine at the breakfast bar or take a more formal seat at a dining table and further more use the bi fold doors to alfresco dining.

The stylish brick features throughout the living room and kitchen create modern ambience and LED surround lighting for effect.

The second reception room could be used as a great space for an office, playroom or second living room and offers plenty of storage space.

As you ascend to the first floor, the floor to ceiling windows again flood the large landing with plenty of light, which leads to the four double bedrooms, luxury en-suite bathroom and family shower room.

To the front of the property is a driveway for multiple cars and access to the rear garden via a secure gate. The new landscaped garden offers a large patio seating area, composite decking, lawn and shrubs, as well as outside tap and electric sockets. The property is situated within dose proximity of schooling for all ages. There is also easy access to nearby shops, services and amenities, as well as open countryside and good transport links including the i4 bus service, the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.



ENTRANCE HALL: 12' 7" x 16' 6" (3.84m x 5.03m) To the front elevation full height double glazed windows with door entering the entrance hall which has oak-engineered flooring with underfloor heating, built in storage cupboard, recessed lights and access to ground floor.

KITCHEN/BREAKFAST ROOM: 15' 6" x 13' 1" (4.74m x 4.00m) Fitted range of base and wall units with Corian style worktops, sink with swan neck mixer tap, integrated microwave, oven, induction hob, fridge freezer, dishwasher, space and plumbing for washing machine and dryer, breakfast bar, brick slip feature wall, LED surround lighting and recessed spotlights and laminate flooring.

DINING AREA: 12' 7" x 22' 0" (3.84m x 6.72m) Double glazed bi-fold doors leading to the rear garden, oak engineered flooring with underfloor heating, large open space for dining table.

LIVING ROOM: 13' 6" x 29' 0" (4.12m x 8.86m) Oak engineered flooring with underfloor heating, brick slip feature walls, feature media wall, double glazed bi-fold doors leading to the rear garden, and double glazed window to the front.

SITTING ROOM: 13' 1" x 12' 4" (4.00m x 3.78m) Laminate wood effect flooring with underfloor heating, wall mounted boiler, recessed spot lights and double glazed window to the front.

WC: 5' 1" x 3' 7" (1.55m x 1.10m) Low level dual flush W/C, pedestal wash hand basin, LED lighting and porcelain tiles with under floor heating.

BEDROOM ONE: 17' 2" x 12' 8" (5.25m x 3.87m) Oak engineered flooring with underfloor heating, floor to ceiling double glazed window to the rear, fitted wardrobes and door to en suite.

ENSUITE: 7' 0" x 12' 10" (2.14m x 3.93m) Four piece fitted suite including low level dual flush w/c, pedestal wash hand basin, enclosed shower with an overhead rainfall shower fixture, a free standing double ended bath with central taps, heated towel rail, recessed spotlight, feature LED tiled wall, partially tiled walls, feature panelled walls, LVT flooring and double glazed window to the rear.

BEDROOM TWO: 12' 11" x 12' 11" (3.94m x 3.95m) Oak engineered flooring with underfloor heating, recessed spotlights and double glazed window to the rear.

BEDROOM THREE: 13' 0" x 12' 11" (3.97m x 3.94m) Oak engineered flooring with underfloor heating, recessed spotlights and double glazed window to the front.

BEDROOM FOUR: 9' 10" x 13' 1" (3.00m x 4.00m) Oak engineered flooring with underfloor heating, LED lighting and double glazed window to the front.

SHOWER ROOM: 9' 5" x 12' 11" (2.89m x 3.95m) Low level dual flush W/C, countertop wash basin, hydro massage shower cabin, recessed spotlights, partially tiled walls, waterproof laminate flooring and double glazed window to the rear.

OUTSIDE: To the front of the property is a driveway for multiple cars and a gate to access the rear garden. The enclosed rear garden has a composite decking area, patio area, lawn, shrubs, electric point and outside tap.

TENURE: Freehold.

VIEWINGS: Strictly by appointment only via Wallace Jones estate agents.

