

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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27 Regent Street, NOTTINGHAM, NG10 5AU

Guide Price £250,000 to £260,000



3 bedroom Mid Town House located in Sandiacre
Beautifully styled and well-presented throughout, a three bedroom mid-town house with accommodation over three floors, with driveway, garage, downstairs WC and en suite.

Property Description

Impeccably presented throughout a three double bedroom mid town house ideally located in the popular residential area of Sandiacre. Having been extremely maintained by the current owners the property benefits from double glazing, gas central heating, garage, driveway and ensuite to master. This property is of high specification throughout offering modern family living and plenty of space. Located dose by to great shops and amenities this first-time buyer or family home accommodates living over three floors and comprises of; Entrance hallway with built in storage cupboards, stairs leading to the first floor, door to kitchen/diner and downstairs WC. To the first floor is a living room, two double bedrooms and family bathroom, stairs to the second floor, master bedroom with en suite and storage. Outside to the front of the property is a driveway, steps up to the main door, and access for the single garage. The rear garden is made up of lawn and a patio seating area and is low maintenance.

The property sits favourably within proximity to the shops, services, and amenities in the nearby towns of Stapleford and Long Eaton. There is also easy access to good schooling for all ages including Ladycross, Cloudside and Friesland schools. For those needing to commute, there are good transport links nearby to the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout. Long Eaton town centre is also dose by offering a wide range of excellent amenities.



KITCHEN/BREAKFAST ROOM- 7' 11" x 14' 2" (2.42m x 4.34m) Double glazed uPVC French doors to the rear garden and window to the rear both with fitted shutters. Fully fitted kitchen with integrated appliances including, Whirlpool oven, Bosch dishwasher, Fridge/freezer, gas hob and electric extractor fan, Ideal combi boiler, tiled splash backs, under and over counter storage units, 1 and 1/2 sink and drainer with tap, space for washing machine. Dining space for table, understairs storage cupboard.

WC -3' 1" x 5' 4" (0.96m x 1.64m) Modern suite including, Low level flush WC, sink with mixer tap, storage cupboard, stylish radiator and waterproof laminate flooring.

LIVING ROOM -10' 0" x 14' 3" (3.06m x 4.36m) Double glazed uPVC windows to the rear, two radiators, laminate flooring,

BEDROOM ONE -12' 6" x 10' 7" (3.83m x 3.25m) Two double glazed uPVC Velux skylight windows, laminate flooring, radiator, eaves storage, built in wardrobes, door to en suite.

ENSUITE 5' 6" x 5' 1" (1.68m x 1.55m) Double glazed uPVC Velux skylight, shower unit with enclosure, sink, low level flush WC, towel radiator, extractor fan, storage cupboard and vinyl flooring.

BEDROOM TWO - 11' 9" x 6' 9" (3.60m x 2.07m) Double glazed uPVC window to the front, laminate flooring, and radiator.

BEDROOM THREE -8' 1" x 7' 0" (2.47m x 2.15m) Double glazed uPVC window to the front, laminate flooring, and radiator.

BATHROOM - 6' 5" x 6' 9" (1.97m x 2.07m) Modern fitted suite including, Panelled bath with shower head attached to taps, low flush WC, sink, wall mounted storage cupboard, mirror with touch screen light, shaver point, towel radiator and vinyl flooring.

GARAGE 17' 9" x 7' 10" (5.42m x 2.41m) Having 10cm installation along with power and water tap, this single garage is ideal for a car or storage.

OUTSIDE - To the front of the property is a single driveway along with path and steps to the main entrance, access to the single garage and further access to the rear garden is round the side of the neighbouring property. The rear garden is mainly lawn along with patio seating area and is considered low maintenance.

