

HoldenCopley

PREPARE TO BE MOVED

Sandyford Close, Nottingham, Nottinghamshire NG6 0GN

Guide Price £220,000 - £230,000

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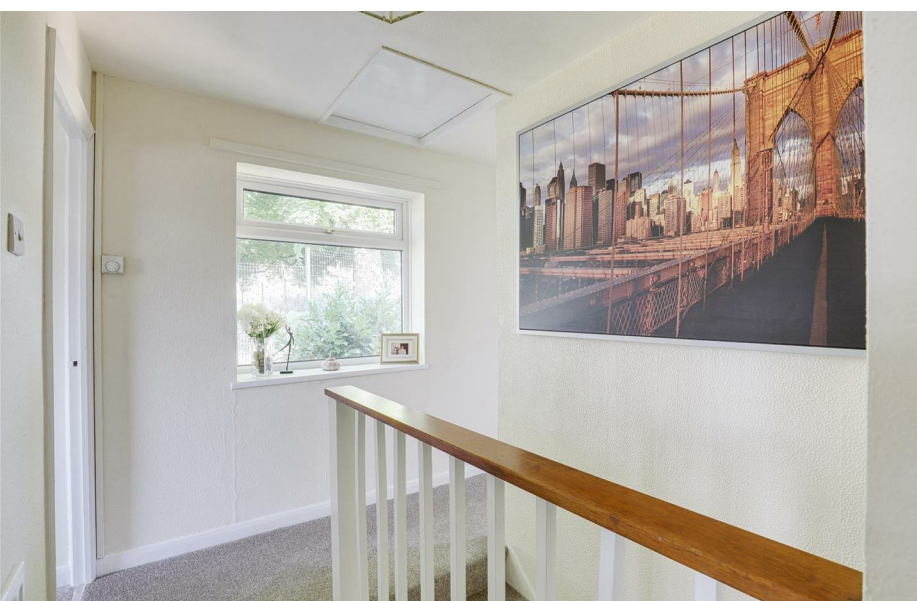
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SEMI DETACHED HOUSE...

This semi-detached house is perfectly positioned on a quiet no-through road, offering privacy and tranquillity with views over a nearby field. Situated in a popular area, the property is ideally located within close proximity to local amenities, including shops, reputable schools, and excellent transport links, making it a perfect home for a growing family. As you enter the property, you are welcomed by a bright and airy entrance hall leading to a generously sized living room. The living space flows seamlessly into a separate dining room, creating an ideal space for family gatherings and entertaining. The fitted kitchen is accessible from the dining room, and offers direct access to the rear garden, making outdoor dining and entertaining convenient and enjoyable. On the first floor, the property boasts three well-proportioned bedrooms, all with plenty of natural light. A two-piece bathroom suite, along with a separate W/C, completes the first floor, providing functional living for a busy family lifestyle. The front of the property offers a welcoming green space with a neatly maintained lawn and attractive planted borders. A private driveway provides off-road parking and leads to the garage, which features an up-and-over door and provides ample storage space. Gated side access takes you through to the rear garden, which offers a peaceful and well-designed outdoor space. The rear garden includes a paved patio area, perfect for outdoor seating, a gravelled section, a lawn, and a rockery, all bordered by fencing to ensure privacy.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Two-Piece Bathroom Suite & A Separated W/C
- Garage & Driveway
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'4" x 4'1" (1.02m x 1.26m)

The entrance hall has wood-effect flooring, UPVC double glazed windows to the sides and front elevation, and a UPVC door providing access into the accommodation.

Living Room

10'11" x 15'1" (3.33m x 4.62m)

The living room has a UPVC double glazed window to the front elevation, a TV point, a stone effect feature fireplace and surround, a ceiling rose, carpeted flooring, and open access into the dining room.

Dining Room

7'4" x 8'9" (2.24m x 2.67m)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, a ceiling rose, and carpeted flooring.

Kitchen

9'10" x 7'4" (3.00m x 2.24m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, an integrated oven, ceramic hob and extractor fan, space for a fridge freezer, space and plumbing for a dishwasher, tiled splashback, wood-effect flooring, a UPVC double glazed window to the rear elevation, covered walkway to the garage, and a UPVC door opening out to the rear garden.

FIRST FLOOR

Landing

11'0" x 8'7" (max) (3.36m x 2.62m (max))

The landing has a UPVC double glazed window to the side elevation, a radiator, a large in-built cupboard, access into the loft, and access to the first floor accommodation.

Master Bedroom

11'2" x 13'8" (max) (3.41m x 4.18m (max))

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Two

10'0" x 11'1" (3.06m x 3.40m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Three

9'11" x 7'9" (3.03m x 2.38m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bathroom

7'8" x 4'9" (2.35m x 1.45m)

The bathroom has a new UPVC double glazed obscure window to the rear elevation, a vanity-style wash basin, a panelled bath with a wall-mounted shower fixture, a radiator, a chrome heated towel rail, partially tiled walls, and carpeted flooring.

WC

4'11" x 2'11" (1.51m x 0.89m)

This space has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a radiator, and carpeted flooring.

OUTSIDE

Front

To the front of the property is a lawn, planted borders, a driveway to the garage with an up-and-over door, and gated access to the rear garden.

Garage

The garage has a door to the side elevation, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, a wall-mounted boiler, electrics, lighting, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is a patio area, an outside tap, a gravelled area, a lawn, rockery and gravelled borders, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 1000Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

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

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

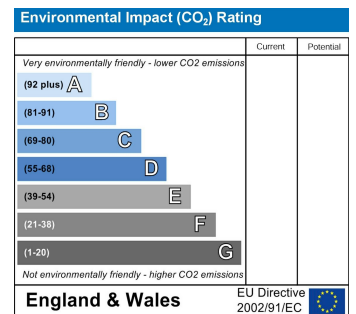
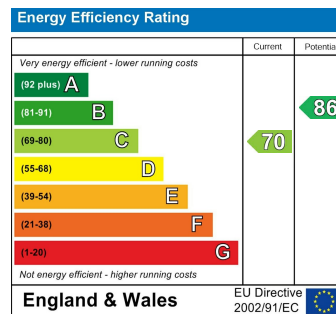
The vendor has advised the following:

Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknaloffice@holdencopley.co.uk

www.holdencopley.co.uk

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