

HoldenCopley

PREPARE TO BE MOVED

York Avenue, Sandiacre, Derbyshire NG10 5HB

Offers Over £450,000 - £500,000

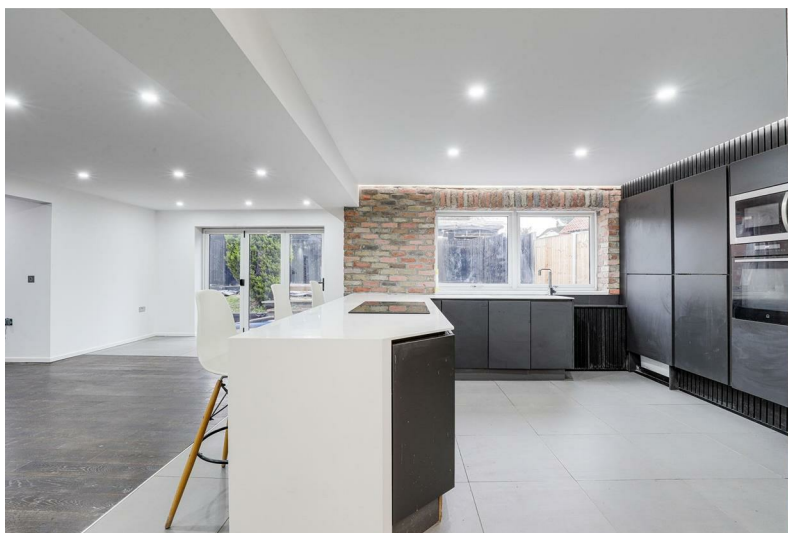
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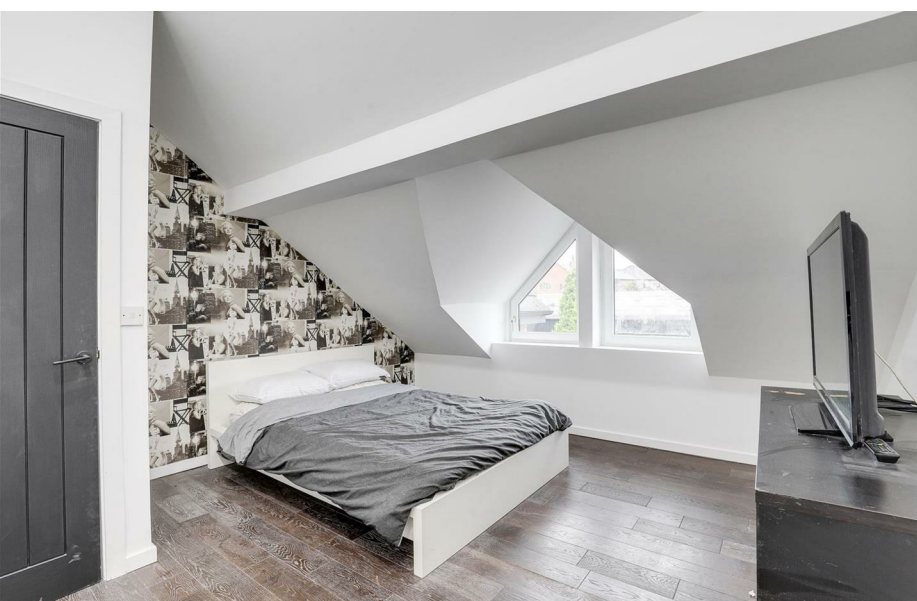


SPACIOUS FAMILY HOME IN SOUGHT-AFTER LOCATION...

Welcome to this contemporary and spacious four-bedroom detached family home, offering the added advantage of no upward chain. Nestled in a sought-after location, it enjoys proximity to local amenities, excellent schools, and convenient motorway links and the A52 provides an easy commute to Derby and Nottingham. Upon entering the inviting entrance hall, the open-plan layout unfolds, with large windows and doors flooding the space with natural light. The modern kitchen diner boasts ample storage and countertop space, seamlessly connecting to the dining area and a generously sized living room, both enhanced by bi-folding doors. Completing this floor is a convenient W/C. Ascend to the upper level to discover four double bedrooms, with the master bedroom benefiting from fitted wardrobes and a beautiful en-suite. The stylish family bathroom adds a touch of luxury. Outside, the front of the property features a driveway providing off-road parking for multiple cars.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Two Reception Rooms
- Contemporary Kitchen
- Ground Floor W/C
- Stylish En-Suite & Family Bathroom
- No Upward Chain
- Beautifully Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

12'7" x 16'6" (3.84m x 5.03m)

The entrance hall has oak-engineered flooring with underfloor heating, an in-built fitted storage cupboard, recessed spotlights, full-height windows to the front elevation with a single door providing access into the accommodation.

Kitchen Diner

23'1" x 23'9" (7.05m x 7.25m)

The kitchen diner has a range of fitted base and wall units with Corian-style worktops, an under-mount sink with a drainer and swan neck mixer tap, an integrated microwave, an integrated oven, an integrated induction hob, an integrated fridge freezer, fitted space and plumbing for a washing machine and dryer, a breakfast bar, a brick slip feature wall, LED surround lighting with recessed spotlights, Porcelain tiles with underfloor heating, double -glazed Bi-Fold doors leading to rear garden and a double-glazed window to the rear elevation.

W/C

5'1" x 3'7" (1.55m x 1.10m)

This space has a low level dual flush W/C, a pedestal wash basin, an extractor fan, LED lighting and Porcelain tiles with underfloor heating.

Living Room

13'6" x 29'0" (4.12m x 8.86m)

The living room has oak-engineered flooring with underfloor heating, brick slip feature walls, recessed spotlights, double-glazed bi-fold doors leading out to the rear garden and a double -glazed window to front elevation

Sitting Room

13'1" x 12'4" (4.00m x 3.78m)

The sitting room has laminate wood-effect flooring with underfloor heating, a wall-mounted boiler, recessed spotlights and a double-glazed window to the front elevation.

FIRST FLOOR

Landing

20'2" x 12'8" (6.17m x 3.87m)

The landing has floor-to-ceiling double-glazed windows to the front elevation and recessed spotlights.

Master Bedroom

17'2" x 12'8" (5.25m x 3.87m)

The main bed has oak-engineered flooring with underfloor heating, fitted wardrobes and floor-to-ceiling double-glazed windows to the rear elevation.

En-Suite

7'0" x 12'10" (2.14m x 3.93m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an overhead rainfall shower fixture, a freestanding double-ended bath with central taps, a heated towel rail, a recessed spotlight, a feature LED tiled wall, partially tiled walls, feature panelled walls, LVT flooring and a double-glazed window to the rear elevation.

Bedroom Two

12'11" x 12'11" (3.94m x 3.95m)

The second bedroom has oak-engineered flooring with underfloor heating, recessed spotlights and double-glazed windows to the rear elevation.

Bedroom Three

13'0" x 12'11" (3.97m x 3.94m)

The third bedroom has oak-engineered flooring with underfloor heating, recessed spotlights and double-glazed windows to the front elevation.

Bedroom Four

9'10" x 13'1" (3.00m x 4.00m)

The fourth bedroom has oak-engineered flooring with underfloor heating, LED lighting and double-glazed windows to the front elevation.

Bathroom

9'5" x 12'11" (2.89m x 3.95m)

The bathroom has a low level dual flush W/C, a countertop wash basin, a hydro massage shower cabin, recessed spotlights, partially tiled walls, waterproof laminate flooring and double-glazed window to the rear elevation.

OUTSIDE

The outside of the property has a driveway providing off-road parking for multiple cars and gates access to the rear garden.

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band F

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

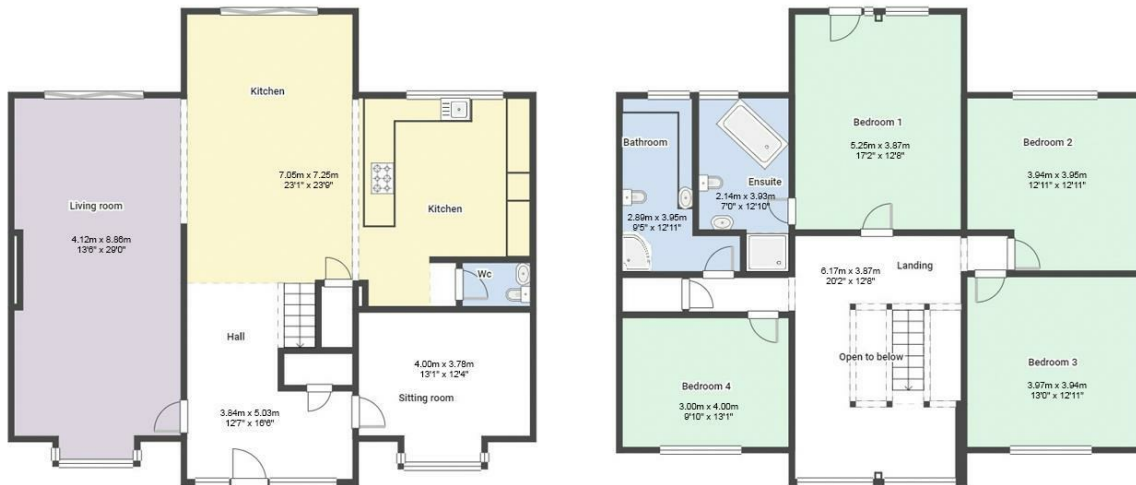
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	85
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	



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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