

# HoldenCopley

PREPARE TO BE MOVED

Recreation Road, Sandiacre, Nottinghamshire NG10 5BW

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£200,000

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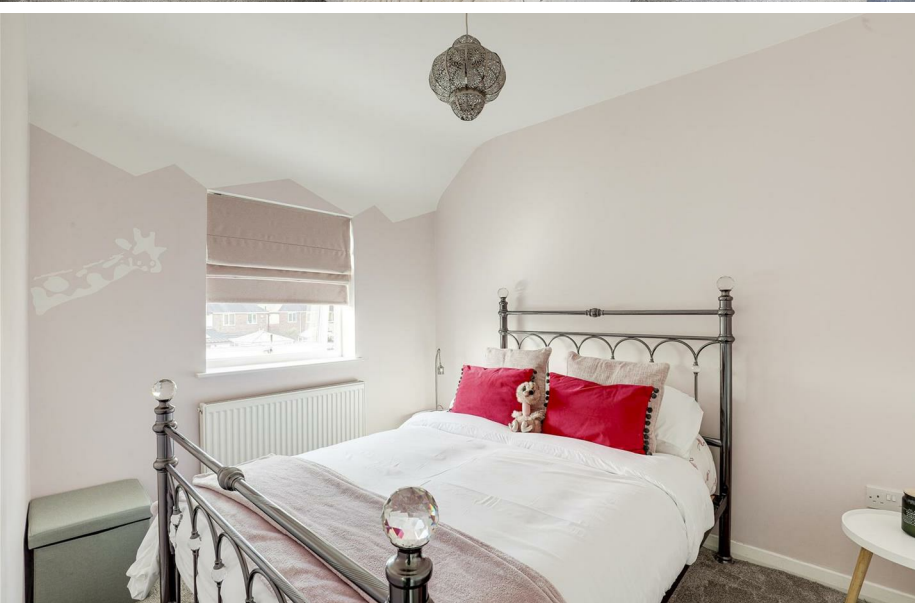
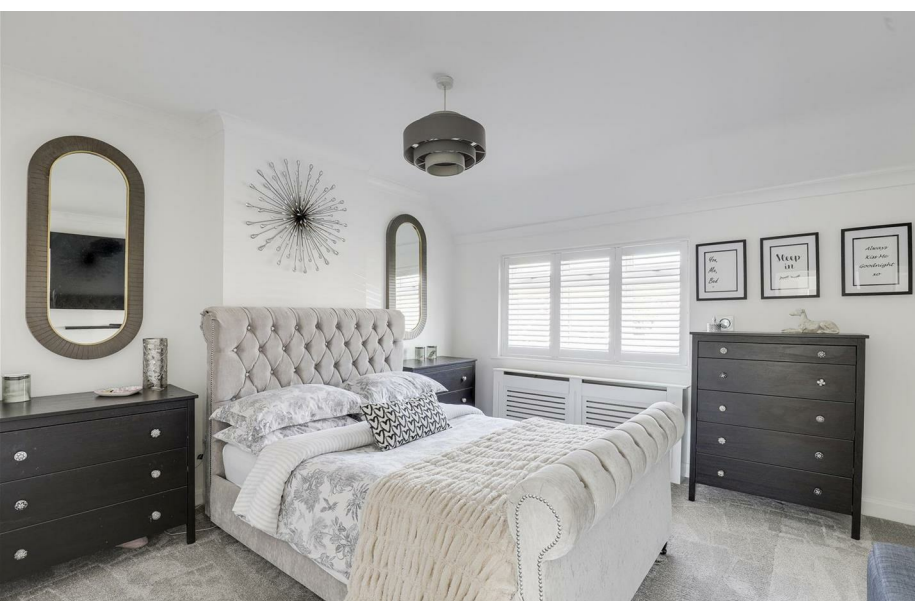


NO CHAIN - BEAUTIFULLY-PRESENTED THROUGHOUT...

Nestled in the heart of Sandiacre, this impeccably presented two-bedroom semi-detached house exudes charm and modern elegance, making it an ideal haven for first-time buyers or savvy investors alike. Boasting a move-in-ready status, every corner of this home has been meticulously crafted to offer a seamless living experience. As you step inside, you're greeted by an entrance hall leading to a spacious lounge/diner, perfect for both relaxation and hosting gatherings. A conveniently placed study offers versatility for work-from-home arrangements or as a cosy reading nook. The focal point of the ground floor is the contemporary fitted kitchen, complete with a feature island and a range of integrated appliances. Ascending to the first floor, two double bedrooms await, serviced by a three-piece bathroom suite. Outside, the property continues to impress with a driveway providing ample parking space, while the rear unveils a private landscaped garden that steals the show. Low-maintenance and thoughtfully designed, the highlight of this outdoor oasis is a circular artificial lawn, offering a tranquil setting for outdoor relaxation. Adding to the allure is a versatile garden room, featuring a bespoke bar area, creating the perfect setting for entertaining guests during summer evenings. With its convenient location near local amenities including Sandiacre library, recreational park facilities, and easy access to commuting links via the M1, this home embodies the epitome of modern living.

MUST BE VIEWED





- Semi-Detached House
- Two Bedrooms
- Spacious Lounge / Diner
- Additional Study
- Modern Fitted Kitchen
- Three-Piece Bathroom Suite
- Boarded Loft
- Landscaped Garden With Versatile Garden Room
- Off-Road Parking
- Popular Location





## GROUND FLOOR

### Entrance Hall

The entrance hall has carpeted flooring, a radiator, and a composite door providing access into the accommodation.

### Lounge Diner

24'2" into bay x 11'5" max (7.37m into bay x 3.50m max)

The lounge has a UPVC double-glazed square bay window with bespoke fitted shutter blinds to the front elevation, carpeted flooring, a radiator, a wall-mounted TV point, a recessed chimney breast alcove, and open plan to a dining area with a second radiator.

### Study

6'8" x 6'3" (2.04m x 1.91m)

The study has a UPVC double-glazed window to the side elevation, carpeted flooring, and a radiator.

### Kitchen

13'6" x 10'5" (4.13m x 3.19m)

The kitchen has a range of fitted shaker-style base and wall units, a central feature island, a stainless steel sink and a half with a mixer tap and drainer, an integrated Siemens double oven, an induction hob, an integrated dishwasher, an integrated washing machine, a wall-mounted TV point, a radiator, a half-vaulted ceiling, a Velux window, and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

### Bedroom One

11'8" x 11'7" (3.56m x 3.55m)

The first bedroom has a UPVC double-glazed window with bespoke fitted shutter blind to the front elevation, carpeted flooring, coving to the ceiling, a radiator, a wall-mounted TV point, and an in-built wardrobe.

### Bedroom Two

9'3" x 7'8" (2.84m x 2.36m)

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

### Bathroom

6'7" x 6'7" (2.01m x 2.02m)

The bathroom has a concealed dual flush W/C concealed with a wash basin and fitted storage, a 'P' shaped bath with an overhead rainfall shower and a handheld shower head, a shower screen, partially tiled walls, a chrome heated towel rail, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking, courtesy lighting, and gated access to the side and rear garden.

### Rear

To the rear of the property is a private enclosed low maintenance garden with a block-paved patio area, slate-chippings, a shaped artificial lawn, raised planters, courtesy lighting, fence panelled boundaries, and access into a versatile garden room.

### Garden Room

15'0" x 7'4" (4.59m x 2.26m)

The garden room has carpeted flooring, a bespoke-built bar area, recessed spotlights, UPVC double-glazed windows, and double French doors opening out to the garden.

## ADDITIONAL INFORMATION

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed)

100 Mbps (Highest available upload speed)

Phone Signal – Most 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

high risk of surface water flooding

very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A

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.

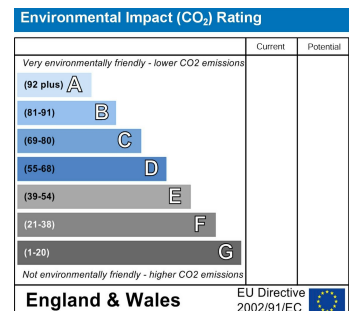
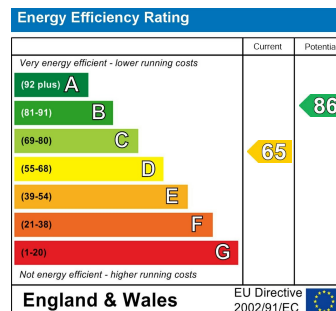
The vendor has advised the following:

Property Tenure is Freehold

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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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