

# HoldenCopley

PREPARE TO BE MOVED

Coronation Avenue, Sandiacre, Derbyshire NG10 5ER

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**Guide Price £200,000**



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GUIDE PRICE £200,000 TO £225,000

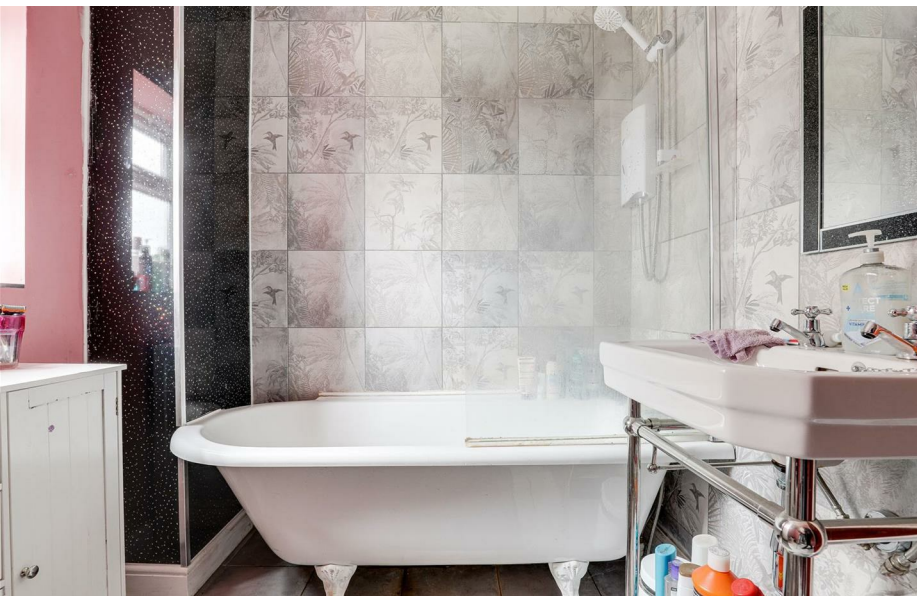
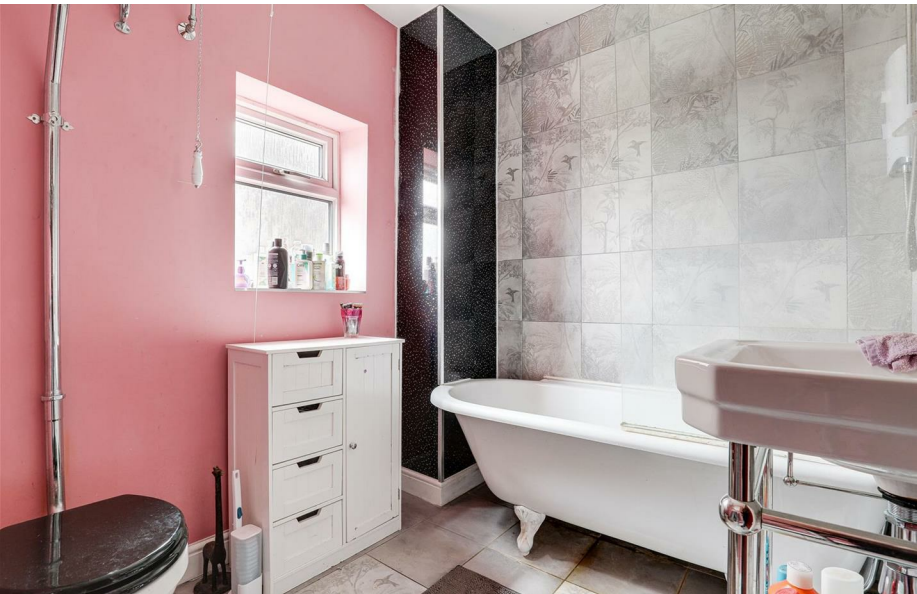
SEMI DETACHED HOUSE...

Nestled in a sought-after location, this semi-detached house offers convenience and would be ideal for an array of buyers, the property is close to shops, schools, and Stony Clouds Local Nature Reserve. It boasts excellent transport links via the A52 and M1, ensuring easy commutes. On the ground floor, a porch leads into a spacious living room that flows seamlessly into a dining room, complete with sliding patio doors that open to the rear garden. The fitted kitchen is practical. Upstairs, the first floor features three bedrooms and a three-piece bathroom suite. Outside, the front of the property presents on-street parking, a lawn, and an array of established trees, bushes, and shrubs. Gated access leads to the rear garden, which features courtesy lighting, a block paved patio area, an outbuilding, a pond, and a decked seating area perfect for entertaining. The garden has planted borders with plants, trees, bushes, and shrubs, all enclosed by a fence panelled boundary.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Enclosed Rear Garden
- Solar Panels
- Excellent Transport Links
- Must Be Viewed











## GROUND FLOOR

### Porch

4'5" x 6'2" (1.35m x 1.89m)

The porch has tiled flooring, a UPVC wooden double glazed surround, a Polycarbonate roof, and a UPVC wooden framed door providing access into the accommodation.

### Living Room

19'3" x 13'11" (5.88m x 4.25m)

The living room has wood-effect flooring, carpeted stairs, a TV point, a recessed chimney breast with a log burner connected to the central heating, recessed spotlights, and access into the dining room.

### Dining Room

21'2" x 13'3" (6.47m x 4.06m)

The dining room has solid wood flooring, a vertical radiator, recessed spotlights, two Velux windows, UPVC double glazed wooden windows to the side and rear elevation, and sliding patio doors open to the rear garden.

### Kitchen

19'3" x 12'7" (5.88m x 3.86m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and a half with a mixer tap and drainer, an integrated double oven, ceramic hob, stainless steel splashback and extractor fan, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table, an in-built cupboard, coving to the ceiling, a radiator, tiled splashback, tiled flooring, and two UPVC double glazed wooden windows to the side and rear elevation.

## FIRST FLOOR

### Landing

6'3" x 8'5" (1.91m x 2.58m)

The landing has a UPVC double glazed wooden framed window to the front elevation, a radiator, an in-built cupboard, coving to the ceiling, carpeted flooring, access into the loft, and access to the first floor accommodation.

### Bedroom One

13'10" x 11'9" (4.24m x 3.60m)

The first bedroom has a UPVC double glazed wooden framed window to the rear elevation, a radiator, and wood-effect flooring.

### Bedroom Two

12'0" x 9'8" (3.67m x 2.97m)

The second bedroom has a UPVC double glazed wooden framed window to the rear elevation, an in-built wardrobe, a radiator, coving to the ceiling, and wood-effect flooring.

### Bedroom Three

8'1" x 8'4" (2.48m x 2.55m)

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

### Bathroom

7'6" x 6'7" (2.31m x 2.01m)

The bathroom has a UPVC double glazed obscure window to the front elevation, a high level flush W/C, a wash basin with chrome stands, a freestanding bath with claw feet, a wall-mounted electric shower fixture with a shower screen, recessed spotlights, partially tiled walls, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is on-street parking, a lawn, established trees, bushes and shrubs, and gated access to the rear garden.

### Rear

To the rear of the property is an enclosed rear garden with courtesy lighting, a block paved patio area, an outbuilding, a pond, a decked seating area, planted borders with established plants, trees, bushes and shrubs, fence panelled boundary, and gated access.

## 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 220Mbps

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 - Gedling Borough Council - Band G

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.

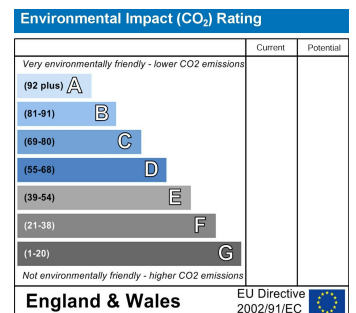
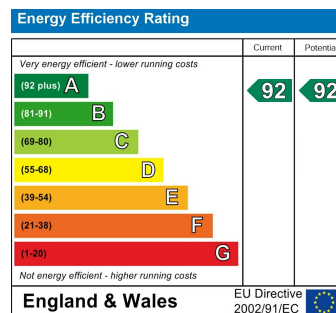
The vendor has advised the following:

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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