

HoldenCopley

PREPARE TO BE MOVED

St. James Court, Sandiacre, Nottinghamshire NG10 5NR

Offers Over £400,000

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LOCATION, LOCATION, LOCATION...

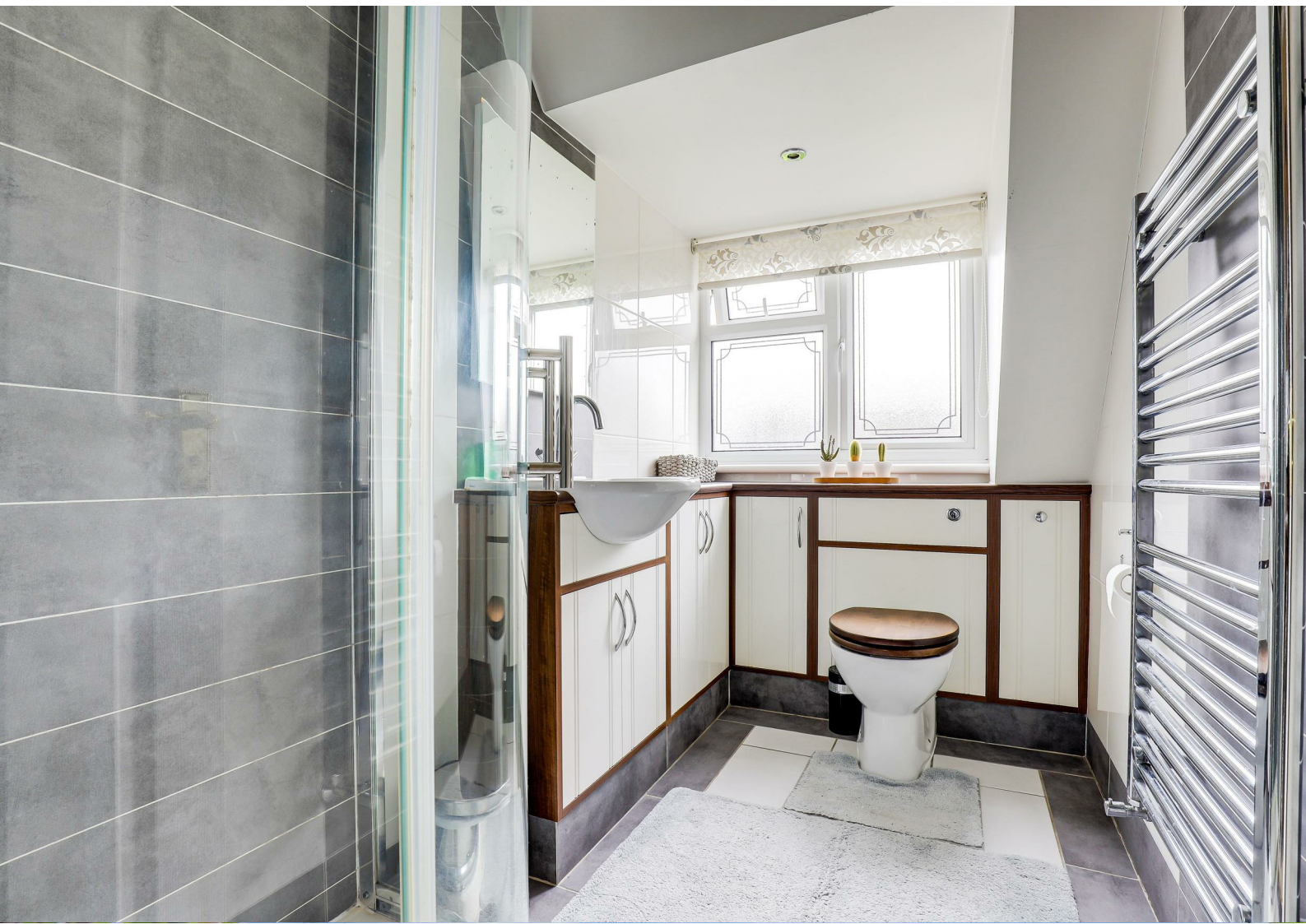
This exceptional three-bedroom detached house offers spacious accommodation both inside and out, making it an ideal choice for any family buyer. Situated in a quiet cul-de-sac in the sought-after location of Sandiacre, the property boasts easy commuting links via the M1, excellent school catchments, and proximity to various local amenities. The ground floor welcomes you with an entrance porch and hall leading to two generously sized reception rooms, with the living room open plan to a bright conservatory, and a well-appointed breakfast kitchen. Additionally, there is a practical utility room and a convenient W/C. Upstairs, the first floor comprises three double bedrooms, all featuring fitted storage. The master bedroom stands out with its own dressing room and en-suite bathroom. The remaining bedrooms are serviced by a modern family bathroom suite. Outside, the property impresses with a beautifully landscaped front garden adorned with a variety of plants, a spacious driveway, and access to a double garage. The rear garden is designed for low maintenance, featuring an artificial lawn and multiple seating areas perfect for outdoor relaxation and entertaining. Presented and decorated to an exceptionally high standard throughout, this property is ready to welcome its new owners into a comfortable and stylish home.

MUST BE VIEWED





- Detached House
- Three Double Bedrooms & Dressing Room
- Two Reception Rooms & Conservatory
- Fitted Kitchen With Utility Room
- Ground Floor W/C
- Bathroom & En-Suite With Underfloor Heating
- Low Maintenance Garden
- Driveway & Double Garage
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Porch

3'6" x 10'0" (1.07m x 3.07m)

The entrance porch has wood-effect flooring, a dado rail, coving to the ceiling, double-glazed obscure windows to the front and side elevation, and a single door providing access into the accommodation.

Hall

12'1" x 8'5" (3.70m x 2.57m)

The hall has carpeted flooring, a radiator, a staircase with decorative wooden spindles, coving to the ceiling, and a dado rail.

Dining Room

10'9" x 12'2" (3.30m x 3.72m)

The dining room has a UPVC double-glazed window to the front elevation, carpeted flooring, a dado rail, coving to the ceiling, a radiator, and double doors opening into the living room.

Living Room

17'1" x 11'8" (5.23m x 3.58m)

The living room has carpeted flooring, coving to the ceiling, a dado rail, a feature fireplace with a decorative surround, a TV point, a radiator, and open access into the conservatory.

Conservatory

11'4" x 4'0" (3.46m x 1.24m)

The conservatory has carpeted flooring, a polycarbonate roof, a range of UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

Kitchen

10'7" x 14'11" (3.25m x 4.57m)

The kitchen has a range of fitted base and wall units with a fitted breakfast bar, a Belfast style sink with a mixer tap and draining grooves, a gas hob with an extractor fan, an integrated double oven, an integrated wine rack, partially tiled walls, coving to the ceiling, a radiator, a dado rail, a UPVC double-glazed window to the rear elevation, and a single UPVC door providing access to the garden.

Utility Room

8'1" x 5'9" (2.47m x 1.76m)

The utility room has a fitted base and wall unit with a worktop, a sink and a half with a mixer tap and drainer, space and plumbing for a washing machine, a fitted double door cupboard, tiled splashback, space for a fridge freezer, vinyl flooring, a dado rail, tiled splashback, a wall-mounted consumer unit, and a UPVC double-glazed window to the side elevation.

W/C

8'0" x 2'8" (2.46m x 0.83m)

This space has a high-level flush W/C, a wash basin, a chrome heated towel rail, partially tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

FIRST FLOOR

Landing

5'7" x 5'8" (1.72m x 1.74m)

The landing has carpeted flooring, a dado rail, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Master Bedroom

12'0" x 10'11" (3.67m x 3.35m)

The main bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, fitted wardrobes with coordinating bedside units and chest of drawers, open plan into the dressing room, and access into the en-suite.

Dressing Room

7'3" x 4'9" (2.21m x 1.47m)

The dressing room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, fitted wardrobes, and a dressing table.

En-Suite

The en-suite has a concealed dual flush W/C combined with a vanity unit wash basin and fitted storage cupboards, a corner fitted shower enclosure with a wall-mounted electric shower fixture, fully tiled walls, tiled flooring with underfloor heating, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

10'3" x 10'10" (3.13m x 3.32m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and a range of fitted furniture including wardrobes, drawers, bedside units, and a dressing table.

Bedroom Three

10'10" x 10'7" (3.31m x 3.25m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and a range of fitted furniture including wardrobes, a bedside unit, and a dressing table.

Bathroom

8'0" x 8'4" (2.44m x 2.56m)

The bathroom has a concealed dual flush W/C, a countertop wash basin, a panelled bath with an overhead shower fixture, a chrome heated towel rail, tiled flooring with underfloor heating, fully tiled walls, recessed spotlights, eaves storage, and a UPVC double-glazed window to the front elevation.

OUTSIDE

Front

To the front of the property is a double garage with a driveway in front, courtesy lighting, and a range of decorative plants and shrubs.

Rear

To the rear of the property is a private enclosed low maintenance garden with gravelled areas, a patio pathway, an artificial lawn, a green house, a range of mature trees, plants and shrubs, a block-paved patio area, courtesy lighting, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – 3G / 4G / 5G

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+

Area - very low 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 E

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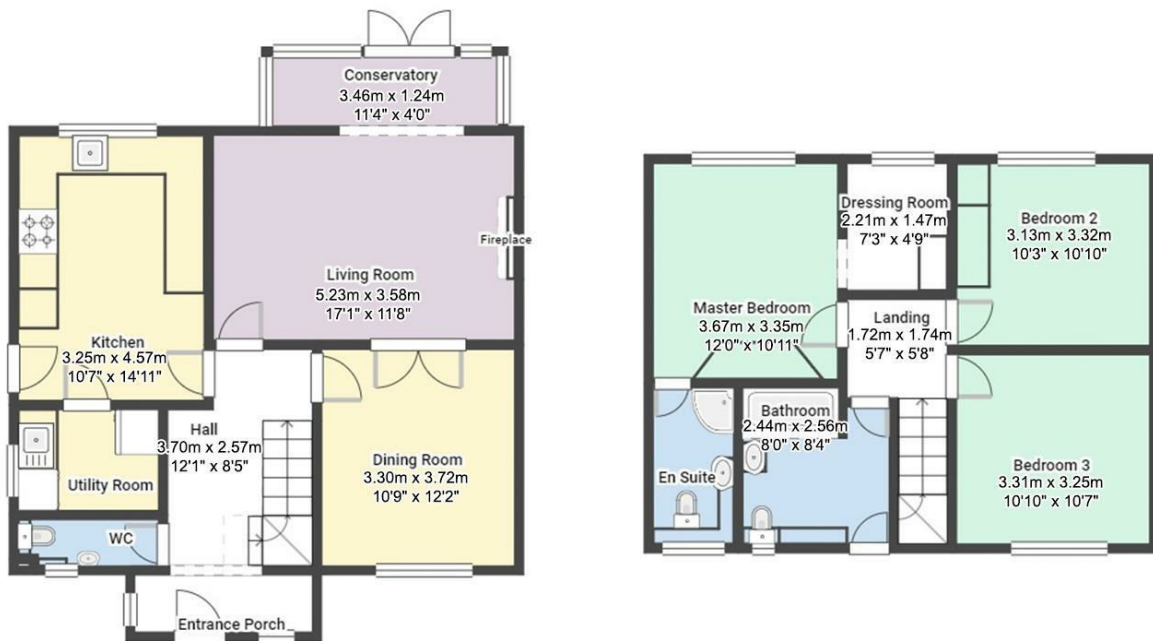
Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available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

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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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