

HoldenCopley

PREPARE TO BE MOVED

Beech Avenue, Sandiacre, Derbyshire NG10 5EH

Guide Price £350,000

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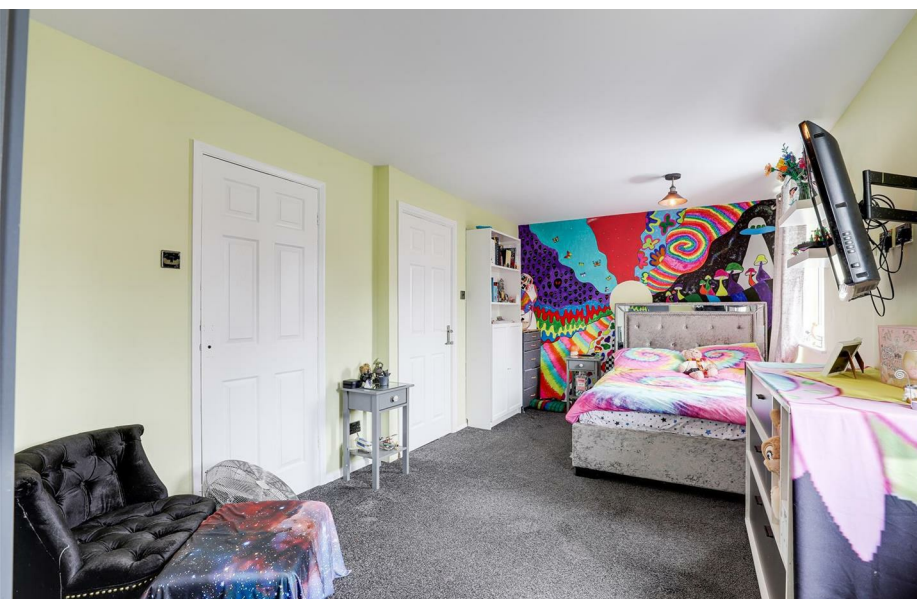
GUIDE PRICE - £350,000 - £375,000

ROOM FOR THE WHOLE FAMILY...

Presenting a truly substantial and character-filled four-bedroom detached house, this exceptional property offers a wealth of space and versatility, making it the perfect home for any growing family. Nestled in the desirable location of Sandiacre, this residence enjoys close proximity to local amenities, excellent schools, and convenient commuting links via the M1. The ground floor boasts a welcoming entrance hall, leading you to the heart of the house - a spacious living room and a cosy family room, providing an additional space for relaxation and entertainment. A convenient W/C is also available on this level for guests' comfort and ease. The fitted kitchen, designed with both style and functionality in mind, seamlessly flows into a charming conservatory with a fitted breakfast bar, bathing the space in natural light. Additionally, the ground floor offers a separate utility/dining room, providing extra storage and convenience, as well as a study, perfect for those who work from home. Ascending the staircase, the first floor accommodates a luxurious master bedroom, complete with an en-suite bathroom and a walk-in closet. The first floor further comprises three more well-appointed bedrooms, providing ample space for family members and guests. A delightful four-piece family bathroom suite, with modern fixtures and fittings, completes this level, ensuring comfort and convenience for everyone. The property boasts a front driveway with space for multiple cars, providing off-road parking for residents and visitors alike. To the rear, a private enclosed garden awaits, offering a tranquil outdoor space for children to play and adults to unwind.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Three Reception Rooms & Utility / Dining
- Fitted Kitchen
- Open Plan Conservatory
- Two Four-Piece Bathroom Suites
- Private Garden
- Ample Off-Road Parking
- Quiet Residential Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10'0" x 6'3" (3.05 x 1.92)

The entrance hall has vinyl flooring, a column radiator, an in-built under stair cupboard, UPVC double-glazed obscure windows to the side elevation and a single UPVC door providing access to the front elevation

W/C

8'0" x 3'2" (2.45 x 0.98)

This space has a low level dual flush W/C, a wash basin, tiled splashback, vinyl flooring, a column radiator and a UPVC double-glazed obscure window to the rear elevation

Kitchen

23'9" x 9'8" (7.24m x 2.95m)

The kitchen has a range of fitted shaker-style base and wall units with wood-effect worktops, plinth lighting, an undermount sink with a movable swan neck mixer tap, an integrated microwave, space for a range cooker, space and plumbing for a washing machine and a dishwasher, space for additional appliances, vinyl flooring, a UPVC double-glazed window to the rear elevation and open plan to the conservatory

Conservatory

12'7" x 7'6" (3.85 x 2.31)

The conservatory has a fitted breakfast bar, vinyl flooring, a UPVC double-glazed ceiling, a range of UPVC double-glazed windows to the side and rear elevation and a single UPVC door providing access to the rear garden

Dining/Utility

15'3" x 10'11" (4.65 x 3.33)

This space has vinyl flooring, a radiator, recessed spotlights, a wall-mounted wash basin with fitted storage cupboards, tiled splashback, an in-built cupboard and double French doors opening out to the rear garden

Family Room

15'3" x 14'5" (4.65 x 4.40)

The family room has a UPVC double-glazed bow window to the front elevation, wood-effect flooring, a radiator, recessed spotlights and fitted sliding mirrored door wardrobes

Living Room

14'7" x 13'4" (4.45 x 4.07)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a TV point and two radiators

Study

9'5" x 6'5" (2.89 x 1.97)

The study has a UPVC double-glazed window to the front elevation, wood-effect flooring and a radiator

FIRST FLOOR

Landing

17'3" x 7'9" (5.26 x 2.37)

The landing has wooden flooring, access to the loft and provides access to the first floor accommodation

Bathroom

14'8" x 4'5" (4.48 x 1.37)

The bathroom has a concealed dual flush W/C, a wall-mounted wash basin, a panelled bath, floor to ceiling tiles, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, a column radiator with a chrome towel rail, recessed spotlights, an extractor fan and two UPVC double-glazed obscure windows to the side and rear elevation

Bedroom Two

18'5" x 9'5" (5.63 x 2.88)

The second bedroom has two UPVC double-glazed windows to the rear elevation, carpeted flooring, two radiators and direct access into the family bathroom

Master Bedroom

15'4" x 15'2" (4.68 x 4.63)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, recessed spotlights, a radiator and access into the en-suite and walk-in-closet

Walk-In-Closet

This space has recessed spotlights and carpeted flooring

En-Suite

10'2" x 8'11" (3.11 x 2.74)

The en-suite has a low level dual flush W/C, a countertop wash basin with storage

underneath, a circular jacuzzi-style sunken bath, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail, tiled flooring, waterproof splashback, a glass partition wall, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation

Bedroom Three

11'8" x 9'9" (3.58 x 2.99)

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

Bedroom Four

13'2" x 6'6" (4.02 x 2.00)

The fourth bedroom has a UPVC double-glazed window to the front elevation and carpeted flooring

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for multiple cars, courtesy lighting and iron-gated access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a lawn, a patio area, an artificial lawn area, a shed, a range of plants, hedged borders and fence panelling

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band D

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:

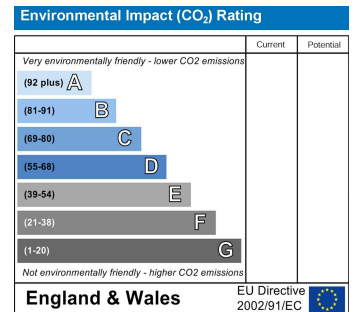
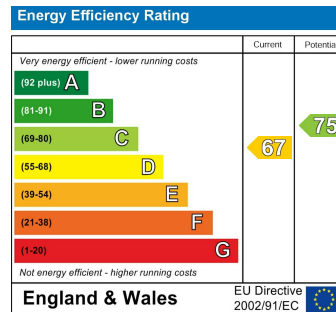
Property Tenure is Freehold

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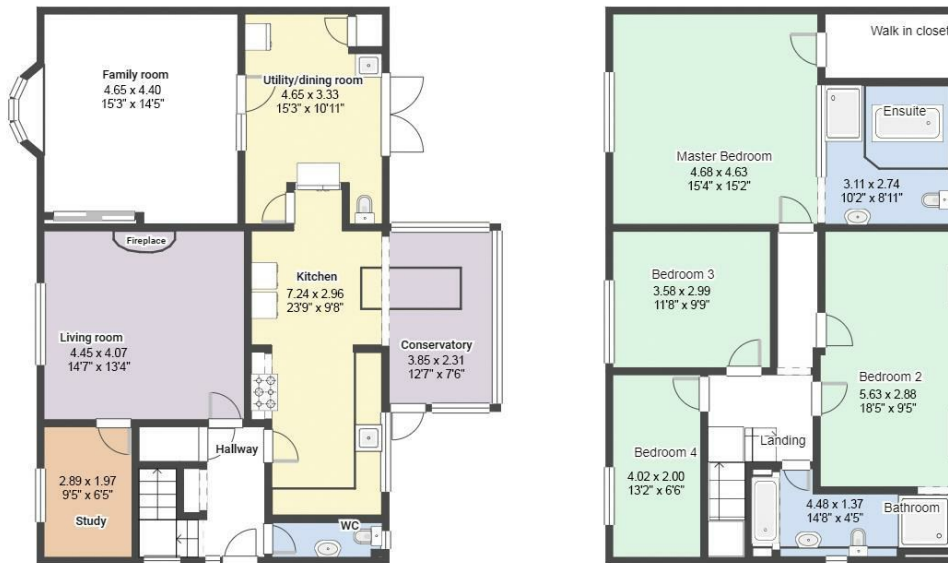
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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