

# HoldenCopley

PREPARE TO BE MOVED

Sandringham Road, Sandiacre, Nottinghamshire NG10 5LE

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Guide Price £260,000 - £280,000



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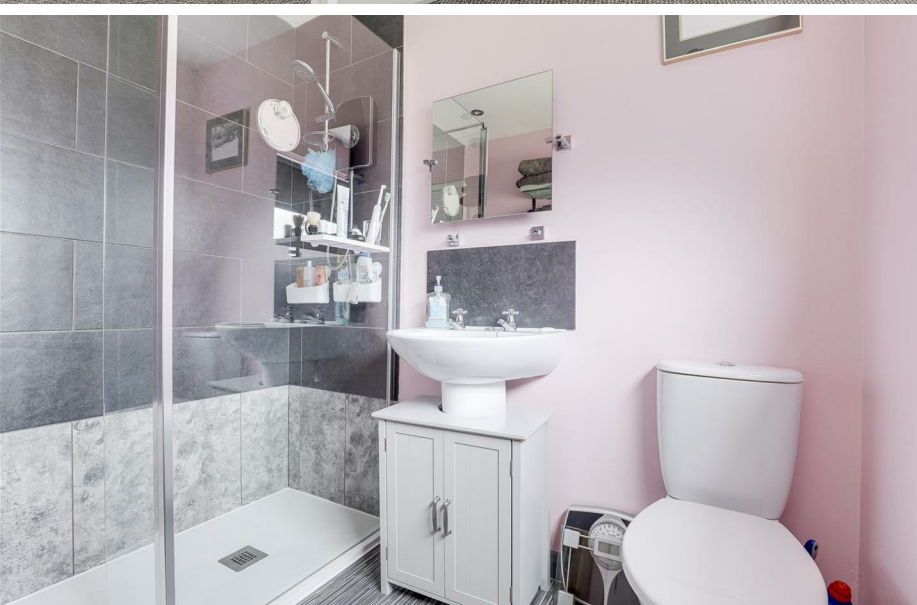
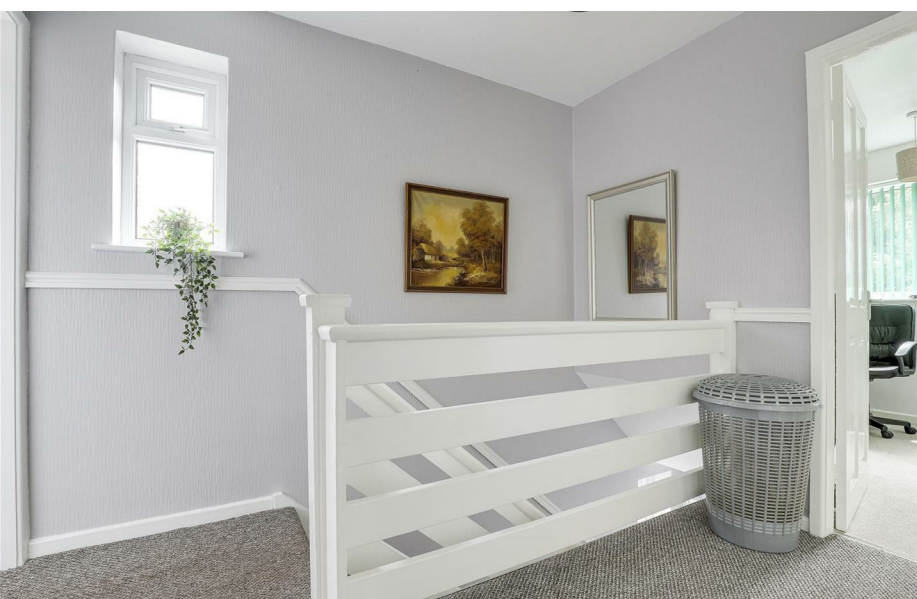
### DETACHED FAMILY HOME...

Nestled in a well-established residential area, this detached property offers a versatile living space ideal for a variety of buyers. Benefitting from excellent transport links, it is perfectly positioned for commuters and families alike. On the ground floor, you are welcomed into a bright hallway leading through to a spacious living room featuring a charming bow window to the front, flooding the room with natural light. The living room seamlessly opens into a generously proportioned kitchen, designed with modern family living in mind. The kitchen boasts a central island with a breakfast bar and double French doors that open out onto the rear garden, creating a perfect flow for indoor-outdoor entertaining. Also on the ground floor is a convenient W/C. Upstairs, the property offers three well-proportioned bedrooms, two of which include fitted wardrobes providing excellent storage solutions. Modern bathroom with a spacious walk-in shower and stylish finishes. Externally, the front garden is neatly presented with courtesy lighting, a planted area filled with established shrubs and bushes, a driveway providing off-road parking, and gated access leading through to the rear garden. The enclosed rear garden features a patio area with a retractable sunshade, ideal for alfresco dining and relaxing. A well-maintained lawn complements the space, alongside panelled fencing for privacy, access to the garage, and gated rear access.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Ground Floor W/C
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

6’5" × 14’5" (1.97m × 4.40m)

The entrance hall features a UPVC double-glazed obscure window to the side elevation, wood-effect flooring, carpeted stairs, an under-stairs cupboard, a dado rail, a radiator, and a composite door providing access to the accommodation

W/C

2’3" × 4’9" (0.70m × 1.47m)

This space has a UPVC double-glazed obscure window to the side elevation, a low-level flush W/C, a pedestal wash basin, a radiator, and vinyl flooring.

Living Room

11’0" × 13’10" (3.37m × 4.24m)

The living room features a UPVC double-glazed bow window to the front elevation, a radiator, a TV point, a feature fireplace with a decorative surround and marble-effect hearth, a dado rail, ceiling coving, carpeted flooring, and open access to the kitchen.

Kitchen

17’10" × 10’1" (5.46m × 3.09m)

The kitchen has a range of fitted base and wall units with worktops, a central island with a breakfast bar, and a sink-and-a-half with a mixer tap and drainer. There is an integrated oven, a gas ring hob, space for a fridge freezer, and space and plumbing for a washing machine. Additional features include a dado rail, a radiator, recessed spotlights, a tiled splashback, and Herringbone-style flooring. A UPVC double-glazed window overlooks the rear elevation, while a UPVC door opens to the side elevation and double French doors lead to the rear garden

FIRST FLOOR

Landing

9’1" × 7’4" (2.78m × 2.25m)

The landing has a UPVC double-glazed obscure window to the side elevation, carpeted flooring, an in-built cupboard, a dado rail, loft access, and access to the first-floor accommodation.

Bedroom One

11’10" × 10’5" (3.62m × 3.18m)

The first bedroom has a UPVC double-glazed window to the front elevation, fitted wardrobes, a radiator, and carpeted flooring.

Bedroom Two

10’1" × 10’5" (3.08m × 3.18m)

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

Bedroom Three

7’3" × 8’9" (2.21m × 2.69m)

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

Bathroom

7’1" × 5’9" (2.18m × 1.77m)

The bathroom has a UPVC double-glazed obscure window to the side elevation, a low-level flush W/C, a pedestal wash basin, a walk-in shower enclosure with a wall-mounted handheld shower fixture, a radiator, recessed spotlights, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property, there is courtesy lighting, a planted area with established shrubs and bushes, a driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden featuring a patio area with a retractable sunshade, a lawn, access to the garage, panelled fencing, and gated access

Garage

The garage has ample storage, a door leading to the rear garden, and an up-and-over door opening to the driveway.

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 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- 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

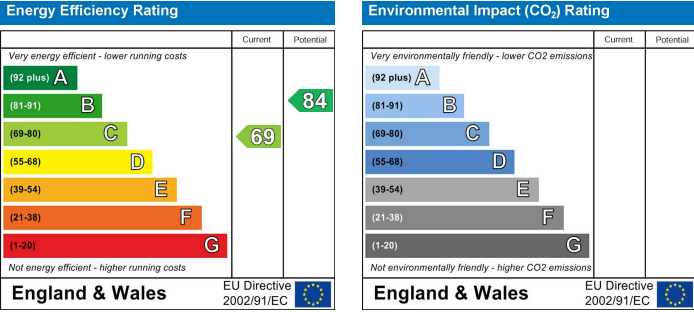
Council Tax Band Rating - Gedling Borough Council - Band G  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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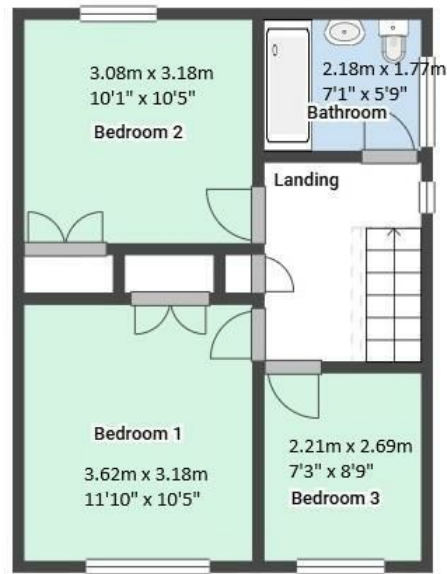
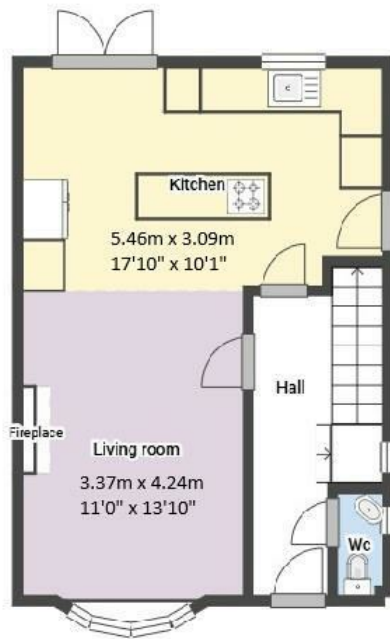
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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