

# HoldenCopley

PREPARE TO BE MOVED

Hatfield Avenue, Sandiacre, Nottinghamshire NG10 5NZ

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£290,000



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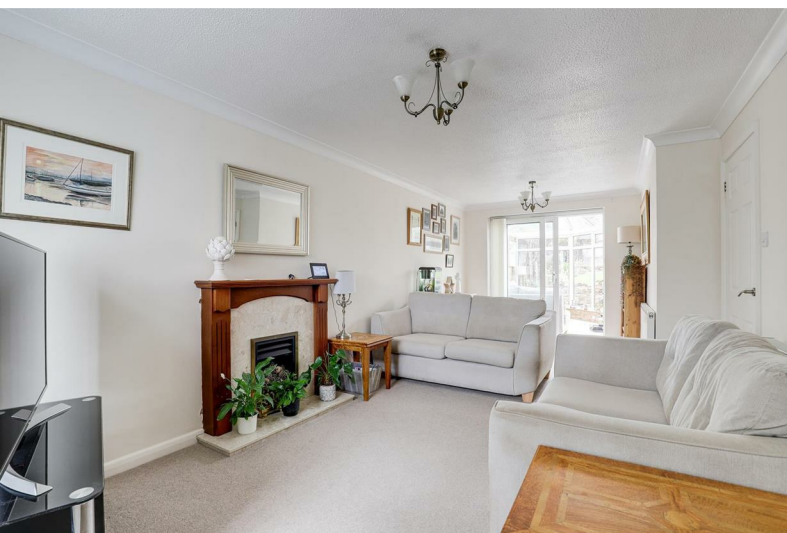




## POPULAR LOCATION...

Situated in a popular location, this well-maintained three-bedroom detached property has been lovingly cared for by the current owner and would be ideal for anyone looking to move straight in. This is a fantastic family home or ideal for those seeking extra space in a great area, close to shops, well-regarded schools, and excellent transport links for easy commuting. The ground floor offers an entrance hall that leads into a spacious reception room, featuring a feature fireplace. The generous conservatory, with a glass roof, offers additional living space and flows seamlessly through double French doors out to the private rear garden, making it the perfect spot to relax or entertain. The well-appointed kitchen is fitted with a range of units and a hall provides access to the integral garage, adding convenience and ample storage options. Upstairs, the first floor comprises three well-proportioned bedrooms, each benefiting from fitted wardrobes, ensuring plenty of storage space. The family bathroom has been thoughtfully designed, featuring a four-piece suite. There's also access to a boarded loft, ideal for additional storage or potential conversion. Externally, the property benefits from a double driveway to the front, offering ample off-road parking and CCTV for added security. To the rear, the private garden is a real standout, offering a paved patio seating area – perfect for outdoor dining – along with a well-maintained lawn, wooden decking, and a range of garden structures, including two sheds, a summer house, and a greenhouse. With its immaculate presentation, and beautiful garden, this home offers everything a family could need, and is sure to impress those seeking comfort, and convenience in a desirable location.

## MUST BE VIEWED







- Detached House
- Three Bedrooms
- Spacious Reception Room
- Well Appointed Fitted Kitchen
- Conservatory With A Glass Roof
- Four Piece Bathroom Suite
- Integral Garage & Double Driveway
- Private Enclosed Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

6'7" x 3'0" (2.01m x 0.92m)

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

Living Room

21'3" max x 10'3" (6.49m max x 3.13m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a feature fireplace with a decorative surround, coving and sliding patio doors providing access into the conservatory.

Conservatory

11'10" x 7'8" (3.61m x 2.34m)

The conservatory has UPVC double-glazed windows to the side and rear elevations, carpeted flooring, a glass roof and double French doors providing access out to the garden.

Hall

3'6" x 3'0" (1.08m x 0.93m)

The hall has carpeted flooring and stairs and provides access into the garage.

Kitchen

10'1" x 7'1" (3.08m x 2.16m)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, an induction hob with an extractor hood, a sink and a half with a drainer and a swan neck mixer tap, space for an under the counter fridge, space and plumbing for a washing machine, tiled flooring, partially tiled walls, a UPVC double-glazed window to the rear elevation and a single door providing access out to the garden.

Garage

16'9" x 8'8" (5.12m x 2.66m)

The garage has lighting, power points and roller garage door.

FIRST FLOOR

Landing

6'5" x 3'2" (1.97m x 0.97m)

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

Master Bedroom

10'3" max x 10'0" (3.13m max x 3.07m)

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

Bedroom Two

10'9" max x 10'0" (3.28m max x 3.07m)

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

Bedroom Three

7'0" x 6'11" (2.14m x 2.12m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a fitted mirrored sliding door wardrobe.

Bathroom

8'9" x 7'2" (2.67m x 2.19m)

The bathroom has a low level concealed flush W/C, a vanity style wash basin, a corner fitted bath with a seat, a corner fitted shower enclosure with a mains-fed shower, tiled flooring and walls, an electric shaving point, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a double driveway, courtesy lighting, CCTV and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a fence panelled boundary, a paved patio seating area, an outdoor tap, a lawn, mature shrubs and trees, various plants, wooden decking, two sheds, a summer house, a greenhouse and wooden raised planters.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low flood risk

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

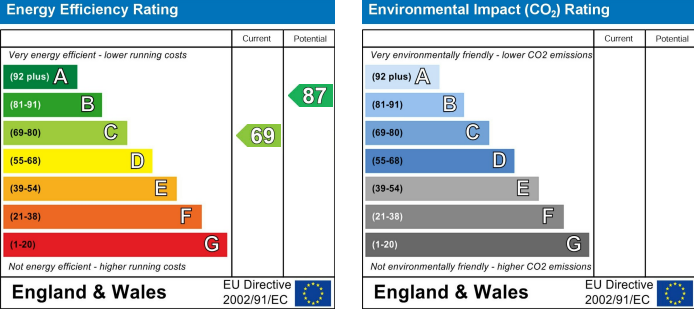
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is freehold

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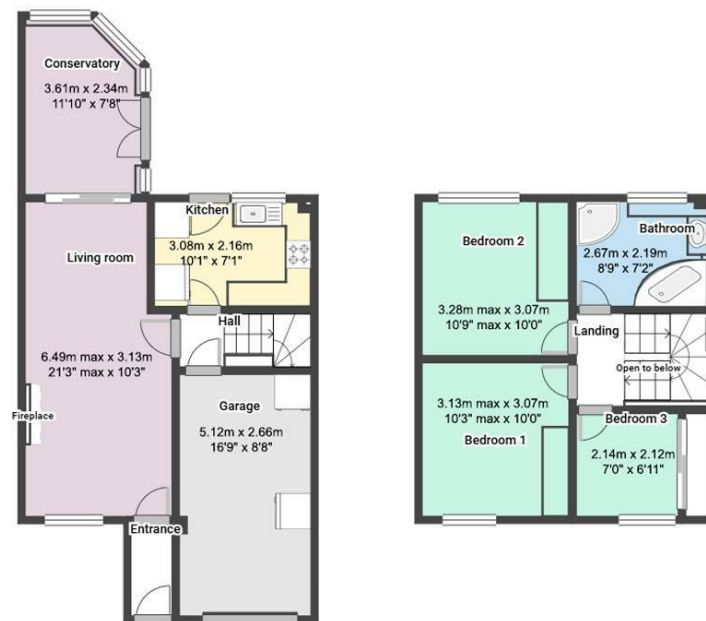
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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