

HoldenCopley

PREPARE TO BE MOVED

Doncaster Avenue, Sandiacre, Derbyshire NG10 5FL

Guide Price £230,000 - £240,000

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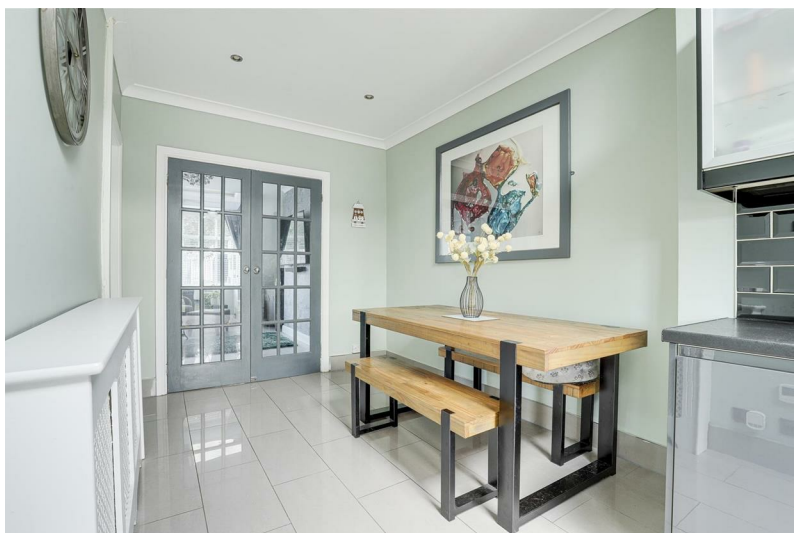


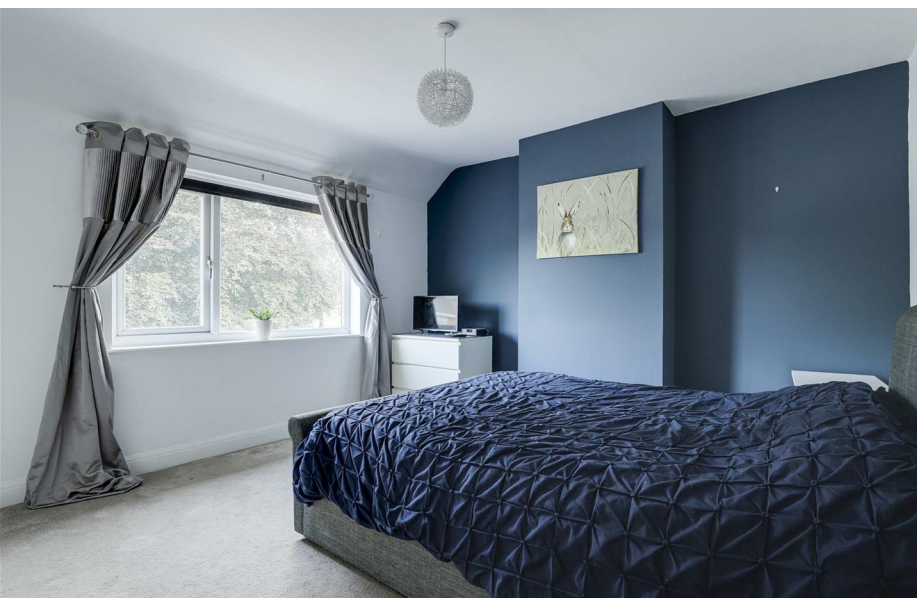
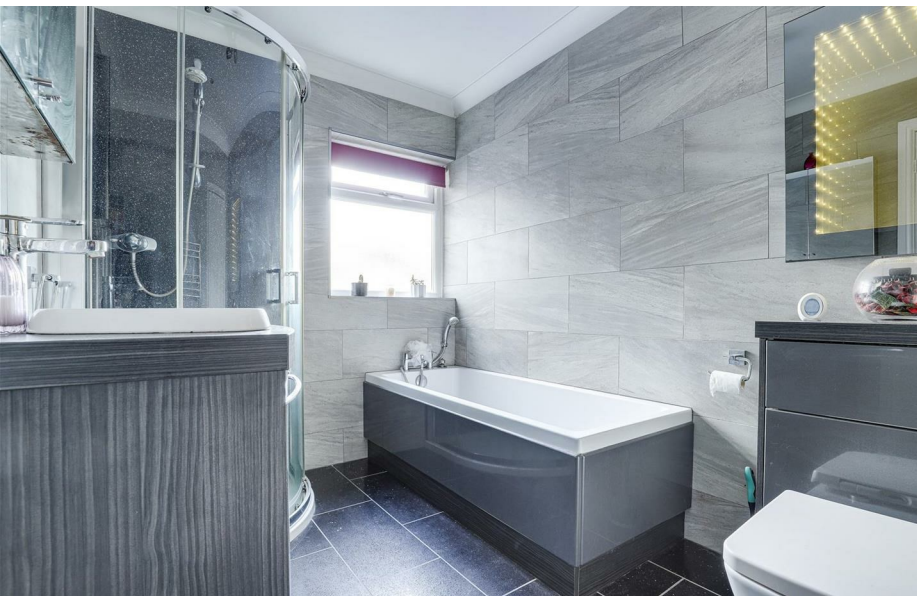
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WELL-PRESENTED FAMILY HOME...

This three-bedroom semi-detached home is beautifully presented throughout and offers a stylish blend of modern features and cosy charm, making it the perfect purchase for a first-time buyer or growing family. Situated in the popular location of Sandiacre, the property is within close proximity to local amenities, schools, and excellent transport links including the A52 and M1. Internally, the ground floor comprises a welcoming bay-fronted living room and a sleek modern fitted kitchen with ample space for dining and French doors opening onto the rear garden. Completing the ground floor is a contemporary four-piece bathroom suite finished with quartz tiling. The first floor carries three bedrooms, including a spacious master and a further two well-proportioned rooms. Outside, to the front of the property is a driveway providing off-street parking and gated access to the rear. The landscaped rear garden enjoys a high degree of privacy and includes a paved patio seating area, artificial lawn, and decorative borders – perfect for low-maintenance living.

MUST BE VIEWED





- Semi-Detached Home
- Three Bedrooms
- Cosy Bay Fronted Living Room
- Sleek Modern Fitted Kitchen
- Quartz-Tiled Four Piece Bathroom Suite
- Well-Presented Throughout
- Landscaped Rear Garden
- Off-Street Parking
- Ideal First Time Buy
- Must Be Viewed





GROUND FLOOR

Living Room

14'6" x 15'4" max (4.44m x 4.69m max)

The living room has wood-effect flooring with electric underfloor heating, carpeted stairs, a radiator, coving to the ceiling, a UPVC double-glazed rectangular bay window to the front elevation, and a single UPVC door leading into the property.

Kitchen

24'8" x 9'10" (7.52m x 3.02m)

The kitchen has a range of fitted gloss handleless base and wall units, a composite sink and a half with a mixer tap and drainer, an integrated AEG oven and AEG induction hob with a stainless steel extractor fan, an integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer, ceramic tiled flooring with electric underfloor heating, partially tiled walls, a radiator, space for a dining table, coving to the ceiling, recessed spotlights, a Velux window, a UPVC double-glazed window to the side elevation, and double French doors leading out to the rear garden.

Bathroom

6'7" x 9'7" (2.03m x 2.93m)

The bathroom has a concealed low level flush W/C, a vanity style wash basin with a mixer tap, a panelled bath with a mixer tap and shower, a shower enclosure with a wall-mounted handheld shower fixture, quartz tiled flooring, tiled walls, a chrome heated towel rail, a built-in storage cupboard, coving to the ceiling, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

9'2" x 13'2" (2.80m x 4.02m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the loft, and access to the first floor accommodation.

Master Bedroom

12'0" x 11'10" (3.66m x 3.63m)

The main bedroom has carpeted flooring, a radiator, a built-in storage cupboard, and a UPVC double-glazed window to the front elevation.

Bedroom Two

8'1" x 10'6" (2.48m x 3.21m)

The second bedroom has wood-effect flooring, a radiator, a UPVC double-glazed window to the rear elevation.

Bedroom Three

6'11" x 6'9" (2.13m x 2.06m)

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

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, gated access to the rear, and fence panelled boundaries.

Rear

To the rear of the property is a landscaped private enclosed garden with a paved patio seating area, a paved area, an artificial lawn, planted borders with blue slate chippings, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas 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 and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City 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.

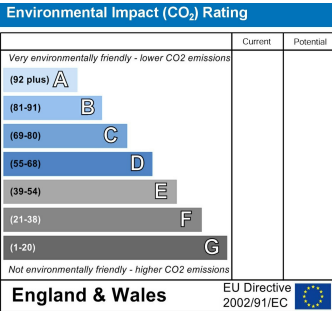
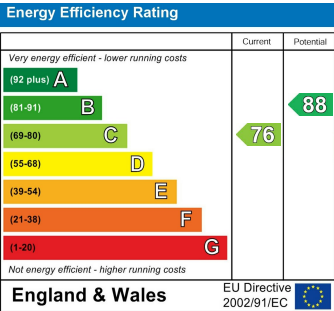
The vendor has advised the following:

Property Tenure is freehold.

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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.



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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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