



Four bedroom Detached House located in Sandiacre.

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£385,000

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LETTINGS & PROPERTY MANAGEMENT

1 Gloucester Avenue Sandiacre Nottingham NG10 5GX



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FULL DESCRIPTION

An extended and well-presented four-bedroom detached family home, benefiting from an attic room/ Bedroom 5 (no building regulations) which is ideal for growing families. Situated in the popular area of Sandiacre and within close proximity of local schools, transport links and other local amenities.

Additional benefits include, gas central heating, double glazing throughout, off street parking and well maintained front and rear gardens.

Accommodation comprises of an entrance hallway with cloaks storage, spacious front reception room with feature fire, leading to a further reception room; this versatile room is ideal as a playroom or more formal dining room – access to the rear garden via a UPVC double glazed door. An open plan kitchen with a range of both wall and base units, integrated appliances and range cooker. Opening to a dining room, with ample space for a dining table and chairs, access to both the front and rear of the property. An additional pantry cupboard underneath the stairs.

To the rear of the property, a fitted utility room with base and wall units, sink and drainer. Space and plumbing for further appliances and access to the ground floor W/C.

To the first floor, four bedrooms with additional fitted wardrobes to two of the rooms. A family bathroom benefiting from a four-piece suite and separate bath, heated towel radiator and UPVC double glazed windows to the rear aspect.

A further room in the attic, with no building regulations, currently used as a 5th bedroom or a home office with ample storage.

Externally, a front driveway providing car standing for multiple vehicles, access to the property via the main front door and dining kitchen.

To the rear, a fully enclosed garden made up of a lawn area with surrounding boarders, a covered seating area and raised decking at the foot of the garden. Additional benefits of a garden shed lighting and outdoor tap.

The property has easy access to transport - A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Tram terminal at the A52 Roundabout. Viewing comes highly recommended to fully appreciate the space on offer in this ideal Family home.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

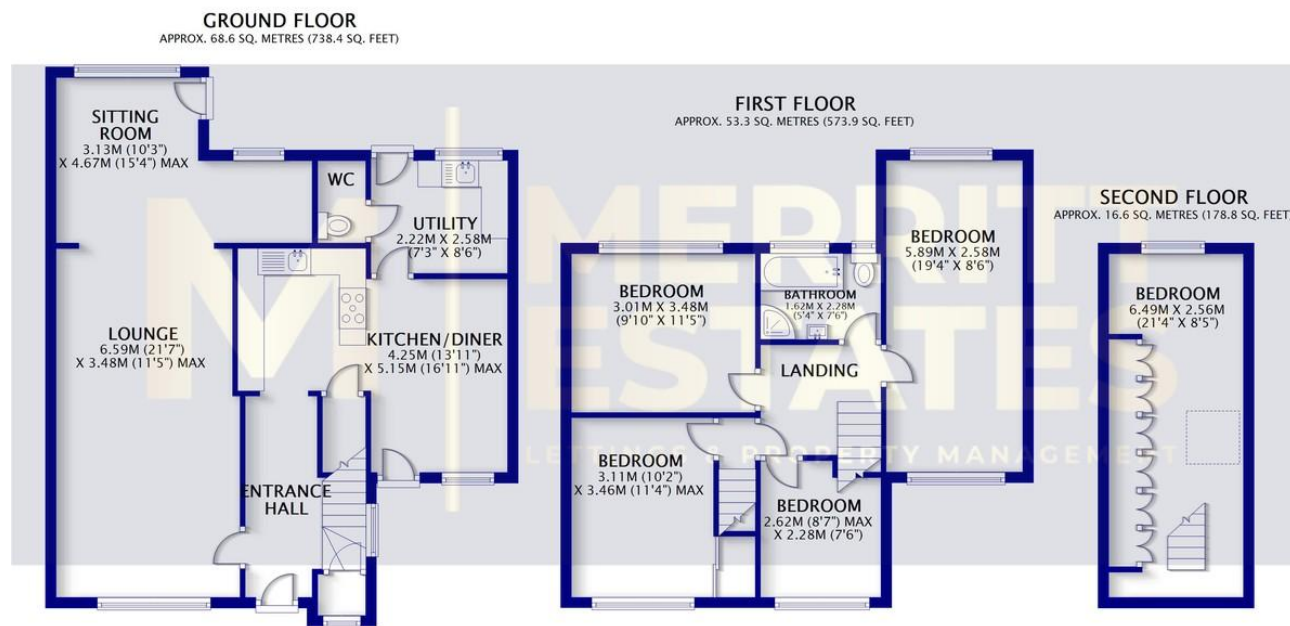
We hold independent redress with The Property Ombudsman



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



FLOORPLAN



TOTAL AREA: APPROX. 138.5 SQ. METRES (1491.1 SQ. FEET)

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