



56 Beech Avenue  
Sandiacre NG10 5EH

£415,000





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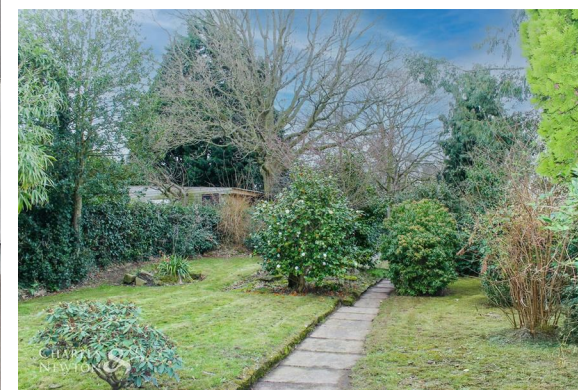
This beautifully presented extended four-bedroomed 1940s bay-fronted property offers a perfect blend of character and modern comfort. Situated in the sought-after area of Sandiacre, this charming home boasts generous living spaces, a newly fitted kitchen, and a stunning mature garden.

The ground floor features two well-proportioned reception rooms, both offering excellent versatility for family living and entertaining. The newly fitted kitchen is modern and stylish, with high-quality units, ample storage, and integrated appliances and new boiler.

Upstairs, there are four well-sized bedrooms, each filled with natural light. The newly installed four piece bathroom suite has been finished to a high standard, providing a contemporary yet relaxing space.

Externally, the property benefits from an integral garage and off-road parking to the front. To the rear, the large mature garden is a true highlight, offering a private and peaceful retreat with established planting, a spacious lawn, and seating areas ideal for outdoor relaxation.

Located in a popular residential area, this fantastic home is within easy reach of local schools, amenities, and excellent transport links, including the M1 and A52 for access to Nottingham and Derby.







### Entrance Hallway

Double glazed door to the front elevation, stairs to first floor, radiator, laminate flooring, doors leading off to reception rooms and downstairs W.C.

### Lounge

14'1" x 11'6" (4.29m x 3.51m)

Large double glazed bay window to the front elevation allows high levels of natural lighting, inset feature fireplace with wooden mantle, radiator & newly fitted carpet.

### Dining Room

11'11" x 11'6" (3.63m x 3.51m)

Open plan to the kitchen, double glazed French doors leading to the rear garden with blinds, inset feature fireplace with wooden mantle, spot lighting, radiator & laminate flooring.

### Fitted Kitchen

15'9" x 7'11" (4.80m x 2.41m)

This superb brand new kitchen is fitted with a wide range of modern wall & base units in grey gloss with LED kick lights, white composite worktop over, composite sink & drainer with mixer tap, built in Zanussi electric oven & induction hob with extractor over, integrated Zanussi washing machine and Zanussi dishwasher, space for American style fridge/freezer and plumbing for water cooler, cupboard housing Main boiler, spotlighting & laminate flooring, two double glazed windows to the rear elevation, personal door into integral garage.

### Downstairs WC

5'3" x 2'4" (1.60m x 0.71m)

Low flush WC, vanity wash hand basin & tiled flooring.

### First Floor Landing

Doors off to all rooms.

### Bedroom One

14'5" x 11'6" (4.39m x 3.51m)

A good sized double with a double glazed bay window to the front elevation, spot lighting, radiator & fitted carpet.

### Bedroom Two

12'0" x 11'6" (3.66m x 3.51m)

Another double bedroom with two double glazed windows to the rear and side elevation, spot lighting, radiator & fitted carpet.

### Bedroom Three

15'1" x 8'3" (4.60m x 2.51m)

The third double bedroom with two double glazed windows to the front and rear elevations, spot lighting, radiator & fitted carpet.







#### Bedroom Four

8'9" x 7'0" (2.67m x 2.13m)

Double glazed bay window to the front elevation, loft hatch with ladder, radiator & fitted carpet.

#### Family Bathroom

8'4" x 6'10" (2.54m x 2.08m)

Double glazed window to the rear elevation, walk-in shower cubicle with mains feed shower & tiled walls, panelled bath, low flush WC, vanity wash hand basin, spot lights, heated towel rail, part tiled walls, illuminated mirror & tiled flooring.

#### Integral Garage

15'6" x 8'3" (4.72m x 2.51m)

With up & over door, light, power & door into kitchen.



#### Outside

##### Front Garden

Small front garden with raised border, pebble driveway for several cars leads to integral garage and the front door, with pedestrian access to the side leading to the rear garden.

##### Rear Garden

An expansive plot, with stunning mature garden offers a tranquil retreat with beautiful grounds, vibrant planting, and a wealth of outdoor features. A sweeping lawn framed by established trees and flowerbeds that burst with seasonal colour, A variety of specimen trees, shrubs, and perennials create year-round interest.

Ideal for entertaining, the garden boasts a patio and offering a picturesque setting for alfresco gatherings.

Private, peaceful, and impeccably maintained, this exceptional garden is a true sanctuary, offering an idyllic blend of beauty, space, and practicality.

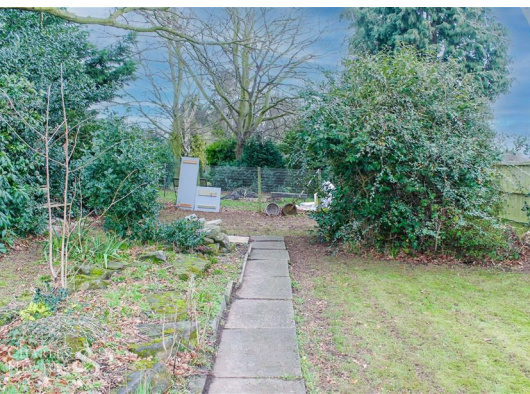
#### NB

The property has had a scheme of refurbishments including re-wired, re-plumbed and new boiler (2024) new kitchen, new bathroom, downstairs toilet added, re-plastered throughout and decorated and new flooring throughout.

The property has to be seen to be fully appreciated, the perfect family home.









Floor Plan



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

