



Derby Road, Sandiacre Nottingham NG10 5HH

welcome to

Derby Road, Sandiacre Nottingham

MODERN AND WELL-PRESENTED FAMILY HOME located on Derby Road with THREE BEDROOMS and MODERN FITTED KITCHEN/DINER. CORNER PLOT PROPERTY. ****MUST VIEW TO APPRECIATE THIS PROPERTY**** AMPLE OFF-STREET PARKING and PRIVATE GARDEN SPACE. TWO BATHROOMS and DOWNSTAIRS W/C as well as a UTILITY ROOM.





Living Room

11' 11" MAX x 11' 7" MAX (3.63m MAX x 3.53m MAX)

Kitchen/ Diner

29' MAX x 18' 8" MAX (8.84m MAX x 5.69m MAX)

Utility Room

13' 3" MAX x 5' 10" MAX (4.04m MAX x 1.78m MAX)

Bedroom One

18' 10" MAX x 10' MAX (5.74m MAX x 3.05m MAX)

Dressing Room

18' 6" MAX x 16' 4" MAX (5.64m MAX x 4.98m MAX)

Bedroom Two

12' 2" MAX x 12' 10" MAX (3.71m MAX x 3.91m MAX)

Bedroom Three

10' 6" MAX x 12' MAX (3.20m MAX x 3.66m MAX)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Derby Road, Sandiacre Nottingham

- Council Tax Band: D
- ***GUIDE PRICE £550,000 - £600,000***
- THREE BEDROOM SEMI-DETACHED PROPERTY WITH KARNDAN FLOORING WITH UNDERFLOOR HEATING TO GROUND FLOOR
- MODERN FITTED KITCHEN/DINER WITH SHAKER UNITS AND SILESTONE WORK SURFACES
- OFF-STREET PARKING VIA DRIVEWAY AND DOUBLE GARAGE

Tenure: Freehold EPC Rating: C

£550 000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NVS117788](https://www.williamhbrown.co.uk/Property/NVS117788)



Property Ref:
NVS117788 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01159 587766



nottingham@williamhbrown.co.uk



20 Upper Parliament Street, NOTTINGHAM,
Nottinghamshire, NG1 2AD



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)