



**Coronation Avenue  
Sandiacre, Nottingham NG10 5ER**

A surprisingly spacious four bedroom semi-detached house.

**£275,000 Freehold**



A surprisingly spacious four bedroom end terraced house.

Offering great sized family accommodation with features including a large open plan living family dining room offering a great social space. Conservatory, gas fired central heating served from a brand new combination boiler and double glazed windows.

Further features of this property include a forecourt providing parking for several vehicles, a single garage and good sized rear gardens.

Situated in this popular traditional residential suburb for families and commuters alike as schools for all ages are within easy reach as is a regular bus service, open space including Stoney Clouds Nature Reserve. For those wishing to commute the A52 and junction 25 of the M11 motorway is less than ten minutes away.

Offering a remarkable floor area that can only be appreciated when viewed internally.



#### Entrance Porch

Double glazed window and front entrance door with door to the living family dining room.

#### Living Family Dining Room

26'5" x 16'10" overall (8.07 x 5.15 overall)

Staircase leading to the first floor accommodation. Two radiators, double glazed windows to the front, patio door to the conservatory, door to the kitchen and door to the side lobby.

#### Conservatory

11'5" x 9'10" (3.50 x 3.00)

UPVC double glazed windows with double glazed French doors opening to the rear garden.

#### Kitchen

10'9" x 10'9" (3.30 x 3.30)

Incorporating a modern fitted range of wall, base and drawer units with worksurfaces and inset one and a half bowl sink with drainer. Built in electric oven, gas hob and extractor hood over. Integrated dishwasher, fridge and freezer. Gas combination boiler (for central heating and hot water), double glazed window to the rear and door to a covered seating area.

#### Side Lobby

8'6" x 5'0" (2.60 x 1.54)

With door to front and door to shower room.

#### Shower Room

Incorporating a three piece suite comprising wash hand basin, low flush WC and shower cubicle.

#### First Floor Landing

With doors to bedrooms and bathroom.

#### Bedroom One

10'9" x 10'9" (3.30 x 3.30)

With radiator and double glazed window to the front.

#### Bedroom Two

10'11" x 10'2" (3.35 x 3.10)

With radiator and double glazed window to the rear.

#### Bedroom Three

11'9" x 9'2" (3.60 x 2.80)

With fitted wardrobe in recess. Double glazed window to front.

#### Bedroom Four

9'6" x 7'5" (2.90 x 2.27)

With radiator and double glazed window to the size.

#### Family Bathroom

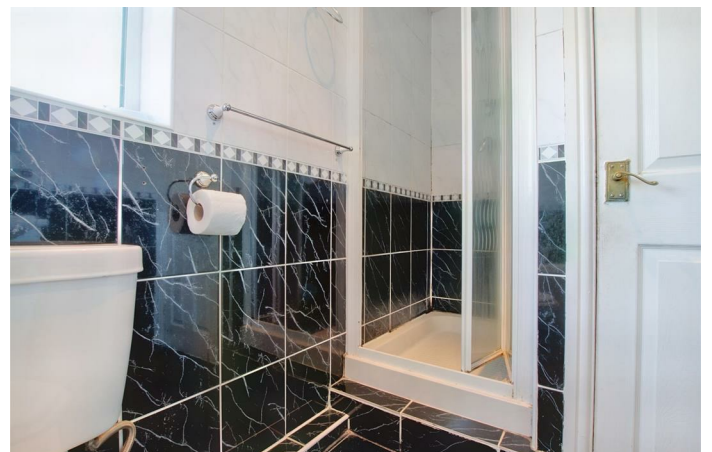
Incorporating a four piece suite comprising wash hand basin, low flush WC, bath and separate shower cubicle. Double glazed window.

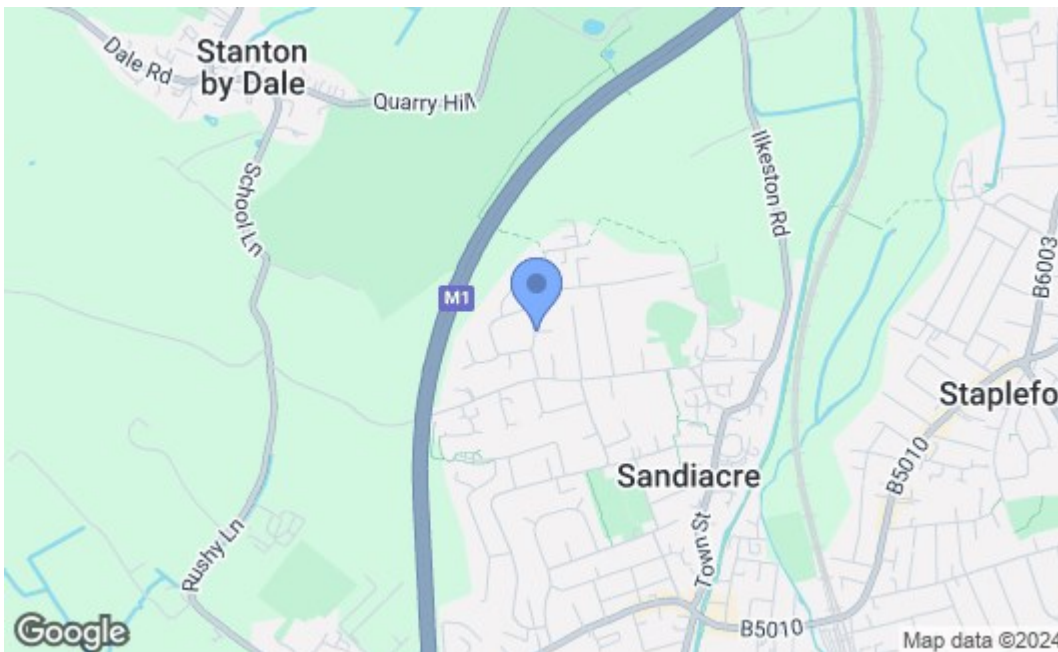
#### Outside

The property is set back from the road on a generous plot with a large block paved forecourt partially enclosed and providing parking for several vehicles, this leads to an attached single garage with an up and over door. The rear garden is of generous size with large paved patio areas, lawn and is fenced and enclosed. There is a useful covered seating area attached to the rear elevation.

#### Directional Note

From the A52/Junction 25 of the M1 motorway proceed towards Sandiacre and Risley on Bostocks Lane. At the traffic light crossroads continue over into Rushy Lane. Follow the road around to the right, after about half a mile turn right signposted Sandiacre on Stanton Road. Proceed over the motorway, follow the road along turning first left onto Coronation Avenue. Follow the road along where the property can be found on the right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.