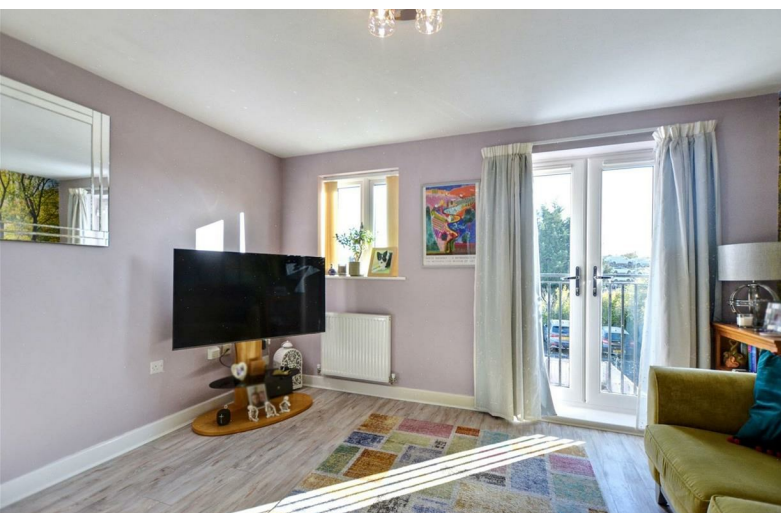




Regent Street,  
Sandiacre, Nottingham  
NG10 5AU

**£240,000 Freehold**



THIS IS A THREE STOREY PROPERTY PROVIDING FLEXIBLE LIVING AND BEDROOM ACCOMMODATION WHICH IS WELL LOCATED FOR EASY ACCESS TO EXCELLENT LOCAL AMENITIES AND TRANSPORT LINKS.

Being situated on Regent Street, which is part of a new development built by Westerman Homes approx. 10 years ago, this three storey property provides a lovely home which could have between two and four bedrooms, depending on the requirements of the owner, with there being rooms on the ground and first floors which could be used as living rooms or bedrooms. For the layout of the accommodation and privacy of the landscaped garden to be appreciated, we recommend interested parties do take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and double glazing and being a relatively new property is well insulated throughout which all helps to keep the running costs down to a minimum. Being entered through the stylish composite front door, the accommodation includes a spacious reception hall with a cloaks/w.c. off, there is a room at the front on the ground floor which could either be a sitting room, office or bedroom and at the rear there is the large dining kitchen which has white units with integrated appliances and there are double opening, double glazed French doors leading out to the private rear garden. To the first floor the landing leads to a room which is currently used as a lounge/sitting room, but could be a bedroom, there is a second bedroom and shower room with a mains flow shower system, and to the second floor there is the main bedroom which has an en-suite bathroom. Outside there is a lawned area at the front and a private rear garden with a patio and astroturf lawn with a path leading to a gate at the bottom of the garden which provides access to the car park at the rear where there is a designated parking space belonging to the property. The rear garden is kept private by having fencing to the boundaries and provides several places to sit and enjoy outside living during the warmer times of the year.

The property is within easy reach of a Lidl store on Station Road, there is a Co-op store on the other side of the canal, various shops and restaurants along the main road with further shops being found in Stapleford and nearby Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are schools for all ages within easy reach, healthcare and sports facilities, walks along the Erewash canal and the nearby picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

Open porch with an outside light, composite front door with two inset opaque double glazed leaded panels leading to:

### Reception Hall

Stairs leading to the first floor, radiator, LVT flooring, built-in cloaks cupboard, and a double built in cupboard housing the electric consumer unit, electric meter and gas meter and there is a radiator.

### Reception/Bedroom

8'2 x 8'2 approx (2.49m x 2.49m approx)

Double glazed window with fitted blind to the front, radiator and vinyl flooring.

### Cloaks/w.c.

Having a white low flush w.c., pedestal wash hand basin with a mixer tap, tiled splash-back and a mirror to the wall above and a radiator.

### Dining Kitchen

12'8 x 11'4 approx (3.86m x 3.45m approx)

The kitchen is fitted with white units and includes a 1½ bowl sink with a pre-wash mixer tap and four burner gas hob set in a work surface which extends to two walls with cupboards, an Indesit automatic washing machine/dryer, Bosch integrated dishwasher, oven and drawer below, upright integrated fridge/freezer, matching eye level wall cupboards, hood and back plate to the cooking area, the gas boiler is housed in a matching fitted cupboard, vinyl flooring, radiator, double glazed, double opening French doors with a blind leading out to the rear garden and a double glazed window with a blind to the rear.

### First Floor Landing

The balustrade continues from the stairs to the landing, there are stairs taking you to the second floor and a radiator.

### Lounge/Bedroom

12'9 x 11'5 approx (3.89m x 3.48m approx)

Double glazed, double opening French doors with fitted blinds and a Juliette balcony to the rear, double glazed window with fitted vertical blind to the rear, two radiators and laminate flooring.

### Bedroom 2

12'9 x 8'2 approx (3.89m x 2.49m approx)

Two double glazed windows with fitted blinds to the front and a radiator.

### Shower Room

The shower room has a walk-in shower with a mains flow shower system, tiling to three walls, sliding glazed door and protective screen, low flush w.c. and a pedestal wash hand basin with a mixer tap and a double mirror fronted cupboard to the wall above, tiling to the walls by the sink and w.c. areas, electric shaver point and a radiator.

### Second Floor Landing

Built-in storage cupboard and a door leading to the main bedroom.

### Bedroom 1

11'3 plus wardrobes x 10'2 approx (3.43m plus wardrobes x 3.10m approx)

Having two Velux windows with fitted blinds to the sloping ceiling, access to the roof storage space, range of built-in wardrobes providing hanging space and shelving, radiator and a further built-in cupboard/wardrobe.

### En-Suite

The en-suite to the main bedroom has a panelled bath with a mixer tap/shower and tiling to three walls, pedestal wash hand basin with mixer taps and a tiled splashback and a low flush w.c., radiator, Velux window to the sloping ceiling and a mirror to the wall above the sink.

### Outside

At the front of the property there is a lawned area and steps with a hand rail lead to the front door.

The rear garden has been landscaped and designed to help keep maintenance to a minimum with there being a slabbed patio to the immediate rear of the house with a path leading to the bottom of the garden, there is an astroturf lawn, fencing to the boundaries, there is a storage shed next to the property, a water butt, an outside tap and external lighting is provided.

### Parking

There is a designated parking space in the courtyard at the rear of the property.

### Directions

8943MP

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 17mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – Vodafone, 02, Three, EE

Sewage – Mains supply

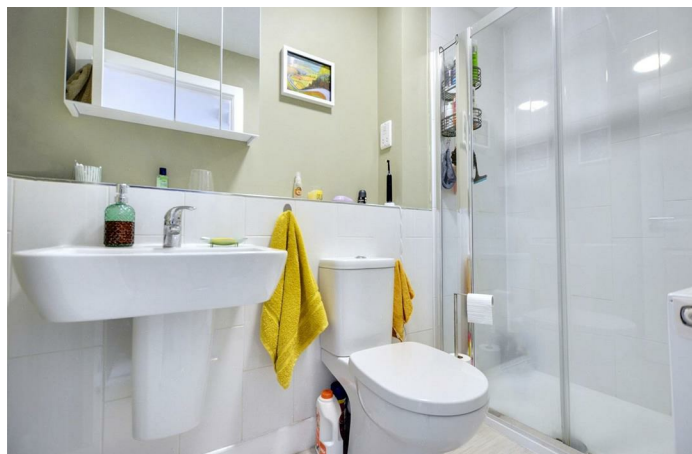
Flood Risk – No flooding in the last 5 years

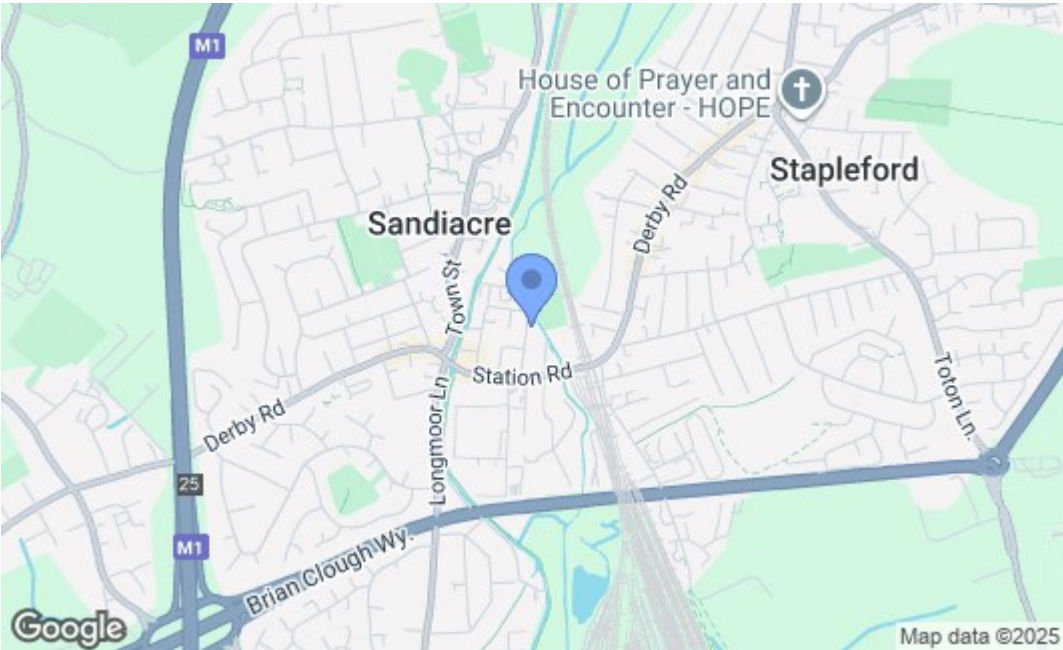
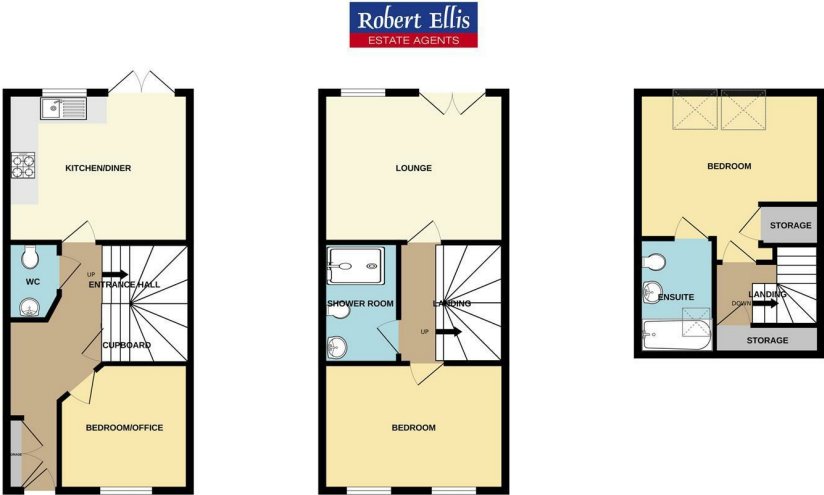
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 | 78      | 82        |
| England & Wales 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 |         |           |
| England & Wales 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.