

Briar Avenue,  
Sandiacre, Nottingham  
NG10 5NG

**£425,000 Freehold**



A STUNNING EXTENDED FOUR BEDROOM DETACHED FAMILY HOME AT THE HEAD OF A QUIET CUL DE SAC IN SANDIACRE.

Occupying a delightful position at the head of a quiet cul-de-sac in the sought-after area of Sandiacre, this beautifully finished and extended four bedroom detached home offers stylish and spacious accommodation throughout. Boasting an impressive master suite with en-suite shower room, contemporary interiors ready to move straight into, and a generous enclosed rear garden with decking and lawn, this exceptional property is perfectly suited to modern family living.

Entering through the front door, the light and airy entrance hall provides access to the spacious dual aspect open plan lounge diner, with French doors opening onto the rear garden, creating a bright and welcoming living space. The contemporary fitted kitchen is complete with integral appliances and leads through to a useful utility area with space and plumbing for a washing machine and tumble dryer. Also to the ground floor is a modern shower room and a separate versatile reception room, ideal for use as a snug, playroom or home office. To the first floor, the landing leads to four well-proportioned bedrooms and the family bathroom. The impressive master suite benefits from fitted wardrobes and a stylish en-suite shower room. Outside, the property is set back behind a large driveway providing ample off road parking. To the rear, the enclosed sunny garden has been beautifully landscaped and features a raised decked seating area leading down to a generous lawn with established shrub borders, a further patio area, pergola and shed for storage. The property is immaculately presented throughout and benefits from gas central heating and double glazing.

Situated in the quiet cul-de-sac location of Briar Avenue, this property is positioned within the established residential area of Sandiacre, offering excellent access to a wide range of local amenities and transport links. The area is ideally placed for easy access to Junction 25 of the M1 and the A52, making it perfect for commuters travelling to Nottingham, Derby and surrounding East Midlands towns and cities. There are excellent shopping facilities available nearby in Long Eaton, including Asda and Tesco superstores along with a variety of other retail outlets. The area also benefits from schools for all ages, healthcare services, leisure facilities and several local golf courses, whilst nearby countryside walks provide excellent outdoor recreation opportunities. Additional transport links include East Midlands Airport and railway stations at Long Eaton, Derby and East Midlands Parkway.



#### Entrance Hall

6'8 x 15'1 approx (2.03m x 4.60m approx)

UPVC double glazed door to the front with inset glazed panel and glazed panels either side, grey carpeted flooring, ceiling light, modern grey radiator, understairs cupboard, doors to the lounge and kitchen and stairs to the first floor.

#### Open Plan Lounge/Diner

25'9 x 11'9 approx (7.85m x 3.58m approx)

UPVC double glazed bay window to the front and double glazed French doors to the rear, carpeted flooring, two double radiators, ceiling light to the dining area and two wall lights in the lounge, electric modern fireplace, TV and telephone points.

#### Breakfast Kitchen

10'8 x 8'4 approx (3.25m x 2.54m approx)

UPVC double glazed window to the rear, LVT wood effect flooring, LED ceiling spotlights, off white Shaker style wall, drawer and base units with laminate roll edged work surfaces over and splashbacks, inset stainless steel sink and drainer with swan neck mixer tap, integral oven and four ring induction hob with matching extractor above, integral dishwasher, breakfast bar area, open to the side extension which leads to the living room, utility and shower room.

#### Utility

11' x 10'8 approx (3.35m x 3.25m approx)

UPVC double glazed window and door to the rear, LVT flooring, recessed ceiling spotlights, laminate work surface with space and plumbing for a washing machine and tumble dryer under, built-in wine rack, wall mounted Worcester Bosch combi boiler and large American style Samsung fridge freezer, door to:

#### Shower Room

7'5 x 5'3 approx (2.26m x 1.60m approx)

Laminate flooring, recessed ceiling spotlights, extractor fan, wall mounted sink with tiled splashbacks, low flush w.c., enclosed tiled corner shower cubicle with mains fed shower.

#### Living Room

11'3 x 14'7 approx (3.43m x 4.45m approx)

UPVC double glazed bay window to the front, carpeted flooring, dimmable ceiling light, double radiator and TV point.

#### First Floor Landing

12' x 6'9 approx (3.66m x 2.06m approx)

With grey carpeted flooring, ceiling light, doors to:

#### Bedroom 1

17'1 x 11'3 approx (5.21m x 3.43m approx)

UPVC double glazed windows to the front and side with carpeted flooring, ceiling light, double radiator and fitted three panel sliding wardrobes. Door to:

#### En-Suite

11'3 x 5' approx (3.43m x 1.52m approx)

Obscure UPVC double glazed window to the rear, tiled flooring, LED ceiling spotlights, extractor fan, chrome towel radiator, enclosed large walk-in shower with rainwater shower head and hand held shower, LED mirror, unit to one wall with storage drawers and cupboards housing a large sink with a waterfall mixer tap and a low flush w.c.

#### Bedroom 2

12' x 14'6 approx (3.66m x 4.42m approx)

UPVC double glazed window to the front, carpeted flooring, double radiator, ceiling light and cornice to the wall and ceiling.

#### Bedroom 3

12'2 x 11'2 approx (3.71m x 3.40m approx)

UPVC double glazed window to the rear, grey carpeted flooring, double radiator and ceiling light.

#### Bedroom 4

7'9 x 8'1 approx (2.36m x 2.46m approx)

UPVC double glazed window to the front, double radiator, ceiling light, cornice to the wall and ceiling and access to the loft via a hatch.

#### Bathroom

7'7 x 6'8 approx (2.31m x 2.03m approx)

Obscure UPVC double glazed window to the rear, tiled flooring, ceiling light, extractor fan, P shaped panelled bath with glass curved screen and electric shower over, tiled walls, low flush w.c., pedestal wash hand basin with mixer tap and chrome towel radiator.

#### Outside

The property sits on a large corner plot at the head of a cul-de-sac with a pebbled driveway providing off road parking for at least four vehicles and a lawn to the left hand side, access to the rear is down the right hand side via a metal gate.

The rear garden has a large raised decked area with rails, ideal for al-fresco living with courtesy lighting, external tap and power points. large lawned garden with established planted borders, enclosed with fencing to the boundaries, pergola and paving to the end of the garden and a large metal storage shed.

#### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road. Follow the road to the mini island and turn left onto Bostocks Lane, first right onto Park Drive and right into Briar Avenue.

9328JG

#### Council Tax

Erewash Borough Council Band D

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 57mbps Ultrafast 1000mbps

Phone Signal – EE, Vodafone, 02, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



**Robert Ellis**  
ESTATE AGENTS

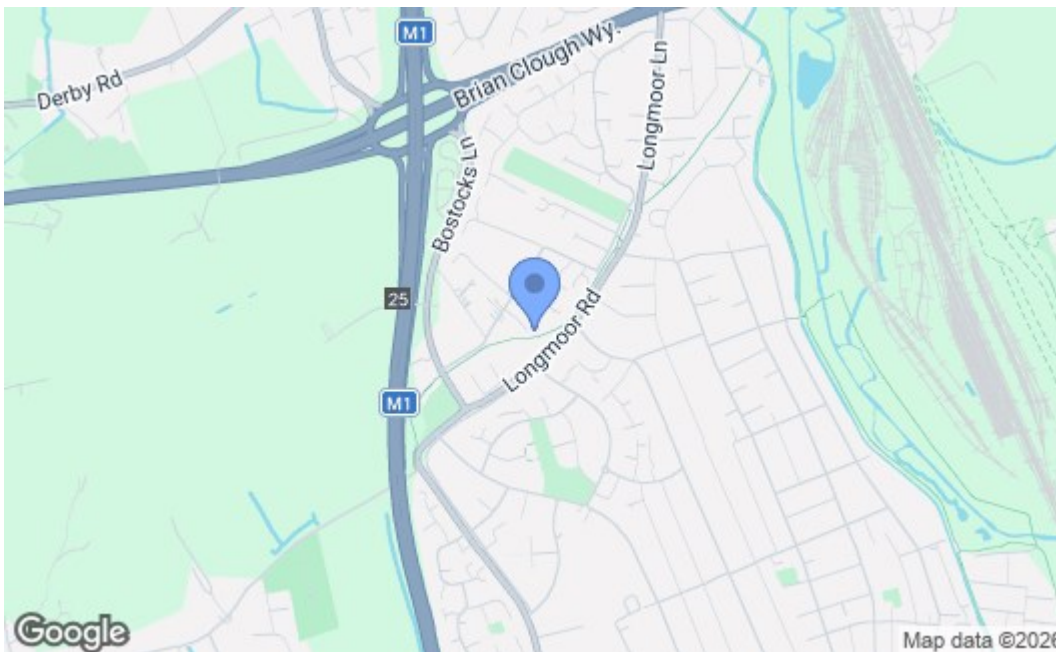
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metstep C2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	76
(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.