



First Floor



Ground Floor



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29 Sycamore Crescent, Sandiacre, NOTTINGHAM, NG10 5EY

Asking Price Of £185,000



Three bedroom semi detached house located in Sandiacre, Nottingham

This three-bedroom semi-detached home is ideal for a range of buyers, from first-time homeowners to growing families. Situated in a popular residential area and located on a quiet cul de sac.



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ESTATE AGENTS, VALUERS AND AUCTIONEERS

## Property Description

This three-bedroom semi-detached home is ideal for a range of buyers, from first-time homeowners to growing families. Situated in a popular residential area and located on a quiet cul de sac, it offers both comfort and convenience, being just a short distance from local shops, amenities, schools, and excellent transport links, including easy access to the M1. The ground floor welcomes you with an inviting entrance hall leading to a spacious reception room with French doors opening directly onto the rear garden. The fitted kitchen/dining provides ample worktop space and comfortably accommodates a dining table, and with further access to the rear garden. Upstairs, the property offers two double bedrooms, a well-proportioned single bedroom and a three-piece bathroom suite.

The property is located in this popular and sought after residential location set on the edge of countryside and within close proximity to excellent nearby schooling for all ages such as Ladycross, Friesland, Cloudside and Risley Junior School. For those needing to commute, there are good road networks to and from the surrounding areas, including the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus situated at Bardills roundabout and the i4 bus service serving both Derby and Nottingham.



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**LIVING ROOM:** 11' 11" x 13' 8" (3.65m x 4.19m) Double glazed uPVC French doors and window to the rear, carpet, upright radiator, electric fire with surround.

**KITCHEN/DINER:** 18' 5" x 9' 7" (5.63m x 2.93m) Double glazed uPVC door to side and dual aspect windows, fitted over and under counter storage cupboards, work surfaces, gas hob with electric oven, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, 1½ sink with drainer and tap, tiled splashback, ample space for dining table and chairs.

**BEDROOM ONE:** 12' 1" x 13' 6" (3.69m x 4.12m) Double glazed uPVC window to the rear, carpet and radiator.

**BEDROOM TWO:** 10' 1" x 9' 7" (3.09m x 2.94m) Double glazed uPVC window to the rear, carpet and radiator.

**BEDROOM THREE:** 6' 0" x 11' 6" (1.84m x 3.52m) Double glazed uPVC window to the front, storage cupboard, carpet and radiator.

**BATHROOM:** 7' 6" x 6' 6" (2.30m x 2.00m) Double glazed uPVC windows to the side, fitted suite including wash hand basin, WC, corner bath with shower over, radiator.

**TENURE:** Freehold.

**VIEWINGS:** Strictly by appointment only via Wallace Jones estate agents.

