



5 The Paddocks, Sandiacre
Nottingham

 **HORTONS**

Offers in Region of **£625,000**





5 The Paddocks

Sandiacre, Nottingham

Spacious 4-bed detached home in quiet cul-de-sac with 3 receptions, modern kitchen, 2 garages, cabin, large gardens, ample parking, and great transport links. Ideal for family living and home business

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Four bedroom detached family home offering versatile accommodation
- Three reception rooms
- Newly fitted 'Wren' open plan dining kitchen with snug
- Large entrance hall with a full length ceiling height
- Gas central heating and underfloor heating throughout the ground floor plus the en-suite on the first floor
- Two double Garages and a cabin currently used as a Hair Salon
- Off road parking for at least 6 vehicles with front and rear gardens
- Cul de sac location
- Viewings available seven days a week



Bedroom Four/Reception Room

14' 6" x 10' 2" (4.42m x 3.10m)

This room is currently used as a games room/bedroom as it has a door to another room which is used as the bedroom so this could also be a lounge. UPVC double glazed window, natural oak engineered wood flooring with underfloor heating, a wall-mounted digital thermostat, a TV point.

Bedroom/Study

10' 4" x 5' 4" (3.15m x 1.63m)

Natural oak engineered wood flooring with underfloor heating, spotlights.

Kitchen

19' 2" x 18' 3" (5.84m x 5.56m)

A newly fitted kitchen from Wren comprising of wall, base and drawer units with Granite worktops, sink and drainer unit with Quoker tap, integrated bin, space for Arga cooker with extractor hood over, space for fridge freezer, built-in dishwasher, spotlights, UPVC double glazed window and rear exit door, tiled floor with underfloor heating, breakfast bar, dining area with double glazed patio doors to the garden and open to the snug.

Snug

9' 7" x 8' 2" (2.92m x 2.49m)

Tiled floor with under floor heating, spotlights and TV point.

Utility Room

6' 1" x 4' 9" (1.85m x 1.45m)

The utility room has fitted base and wall units with wood-effect worktops, a stainless steel sink with a swan mixer tap over, plumbing for automatic washing machine and space for a tumble-dryer, tiled flooring, tiled splashback, in-built cupboards spotlights.

Landing

Radiator x2, spotlights and access to

Master Bedroom

15' 0" x 10' 4" (4.57m x 3.15m)

UPVC double glazed window, radiator and door to

En-suite



**En-suite**

13' 9" x 9' 9" (4.19m x 2.97m)

Large walk-in shower with glass screen having shower from the mains with a waterfall shower head and a hand held shower head, low flush w.c, double ended bath with central taps, vanity with double basin and fitted storage, tiled floor with under floor heating, tiled walls and splashbacks, spotlight, chrome heated towel rail and door to a walk-in wardrobe.

Bedroom Two

10' 5" x 11' 9" (3.18m x 3.58m)

UPVC double glazed window to the front, radiator, access to the loft.

Bedroom Three

9' 7" x 11' 9" (2.92m x 3.58m)

UPVC double glazed window, radiator.

Dressing Room

8' 4" x 6' 2" (2.54m x 1.88m)

UPVC double glazed window, radiator,

Bathroom

8' 5" x 5' 8" (2.57m x 1.73m)

P-shaped bath with shower over from the mains, low flush w.c, pedestal wash hand basin, tiled walls and splashbacks, tiled floor, spotlights and extractor fan.



GARDEN

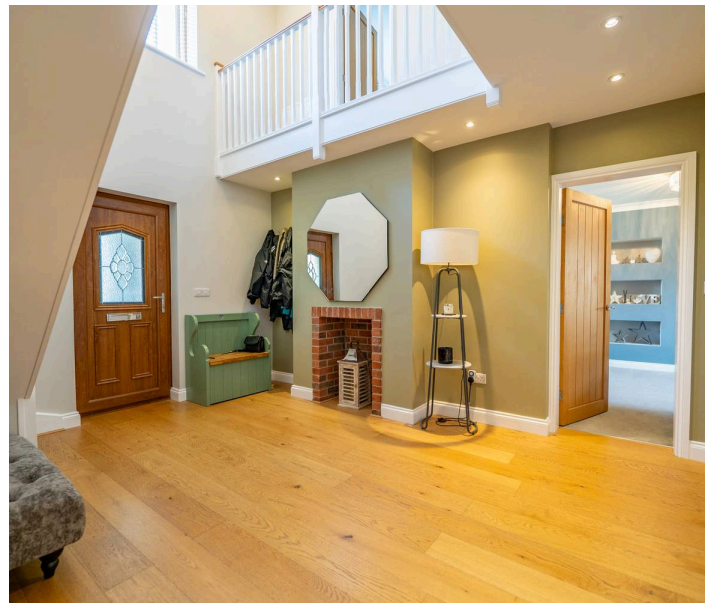
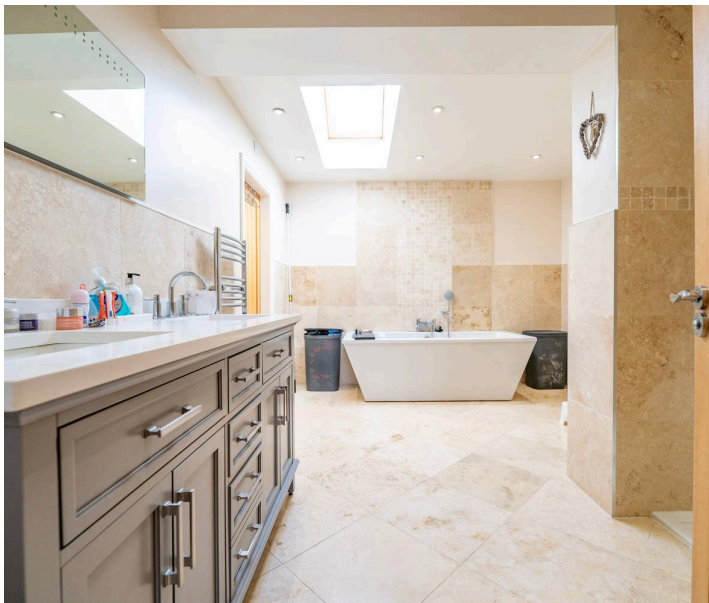
The house sits on a good sized plot. To the front there is a gravel driveway offering parking for at least 5/6 vehicles. There is a front garden sectioned off by a brick wall having a lawn and raised patio with another walled boundary and a bedding area full of mature shrubs. There is a gate to the side which leads you to the rear garden. A patio sits immediate to the property and then leads to the lawn. To the left is a raised area with a brick wall boundary and steps up to a Pergola area. To the right is a decking area which leads to the Cabin. The garden is privately enclosed with fenced boundaries.

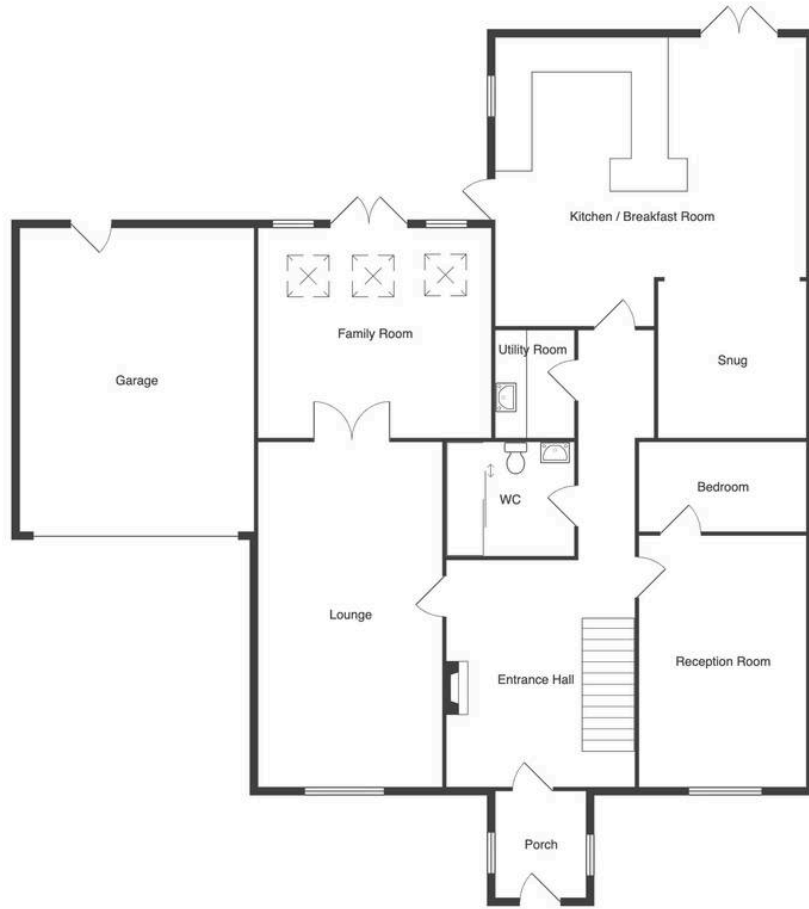
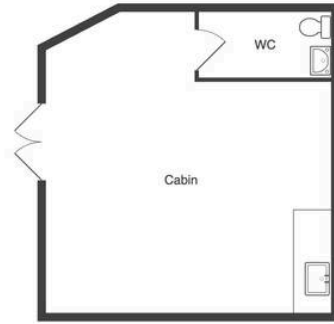
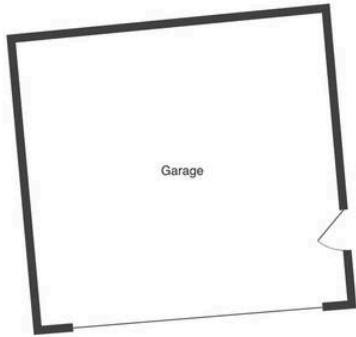
DOUBLE GARAGE

OFF STREET

SECURE GATED

DRIVEWAY







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