

Austins Drive  
Sandiacre, Nottingham NG10 5JX

A THREE BEDROOM SEMI DETACHED HOME.

**£240,000 Freehold**



Behind this instantly attractive traditional facade lies a modern, contemporary three bedroom semi detached home.

This property will make a fantastic first purchase, with enough space for young families also. A particular feature of this property is the extended open plan dining kitchen. The property also enjoys a generous through lounge diner with living room to the front and dining area to the rear. Centrally heated from a combination boiler and double glazed throughout.

Situated in this popular residential suburb, great for families and commuters alike as schools for all ages are within easy reach. A short drive away can be found the A52 linking Nottingham and Derby, as well as Junction 25 of the M1 motorway. For those who enjoy the outdoors, the Erewash Canal can be found a short stroll away which forms part of the Nutbrook Trail, cycle/foot path linking Shipley Country Park to the North and Trent Lock in Sawley to the South. Sandiacre has a useful range of shops and facilities, including Lidl, Co-Op and regular bus service.

The property benefits from off-street parking, car port and courtyard style rear garden.

Internal viewing is recommended.



## ENTRANCE HALL

Composite double glazed front entrance door, radiators, stairs to the first floor.

## LIVING ROOM

12'2" plus bay x 13'6" (3.72 plus bay x 4.13)

Radiator, double glazed bay window to the front, partially open to dining area.

## DINING AREA

11'7" x 10'4" (3.55 x 3.16)

Radiator, double glazed window to the rear. Glazed double doors to dining kitchen.

## DINING KITCHEN

13'1" x 10'1" reducing to 6'5" (4.01 x 3.08 reducing to 1.97)

Incorporating a range of modern fitted wall, base and drawer units, with work surfacing and inset stainless steel sink unit with single drainer. Electric oven, gas hob and extractor hood over. Integrated wine cooler, plumbing and space for washing machine and further appliance space. Feature flat panel radiator, understair walk-in store alcove, two double glazed windows, composite side exit door.

## FIRST FLOOR LANDING

Double glazed window, doors to bedrooms and bathroom.

## BEDROOM ONE

11'4" min x 10'2" (3.46 min x 3.11)

Radiator, double glazed window to the rear.

## BEDROOM TWO

12'3" x 9'2" (3.74 x 2.80)

Radiator, double glazed window to the front.

## BEDROOM THREE

8'2" x 4'11" (2.51 x 1.51)

Radiator, double glazed window to the rear.

## BATHROOM

8'0" x 8'9" (2.44 x 2.67)

Modern three piece suite comprising wash hand basin, low flush WC, "P" shaped shower bath with mixer shower and screen over. Built-in airing cupboard housing Baxi

combination boiler (for central heating and hot water). Double glazed window.

## OUTSIDE

The property has a fenced and enclosed front garden laid to lawn. A driveway provides off-street parking for two vehicles in tandem and leads to a car port. There is gated access at the side of the house where a side entrance door can be found. The pathway leads to the rear garden which is courtyard in design with a block paved central seating area with ornamental broken slate bed borders. The rear boundary backs onto a small wooded area, beyond which is the A52 Flyover.



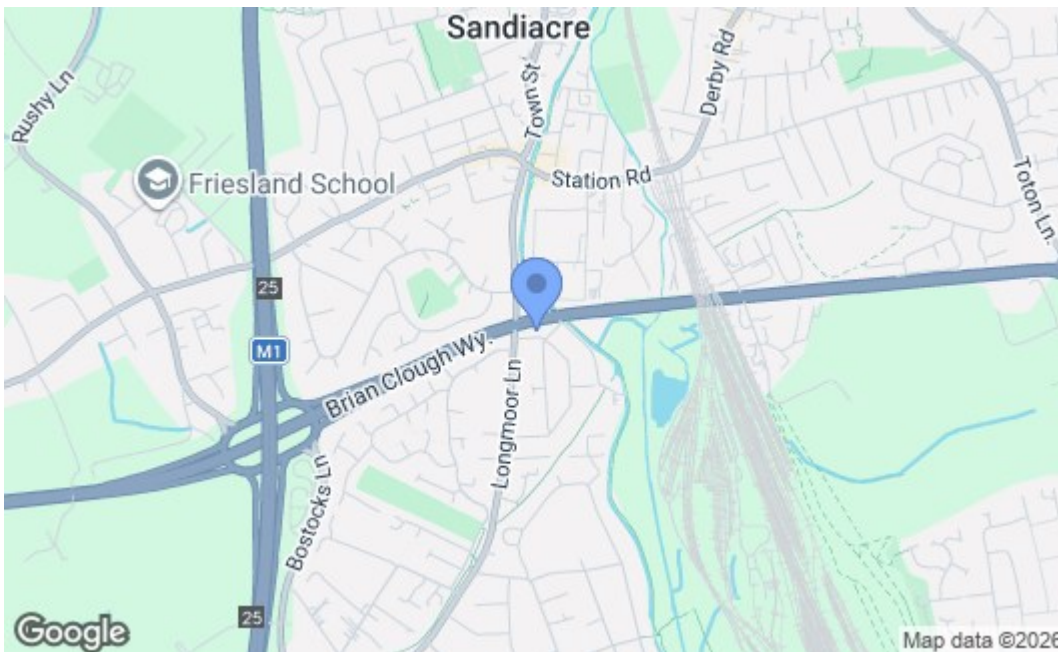
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances should have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(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	

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