

**New Terrace**  
**Sandiacre, Nottingham NG10 5PU**

A THREE BEDROOM END TOWN HOUSE.

**£240,000 Freehold**



Tucked away from the hustle and bustle of everyday life, as the end property of four off a private driveway is this surprisingly spacious three bedroom end town house.

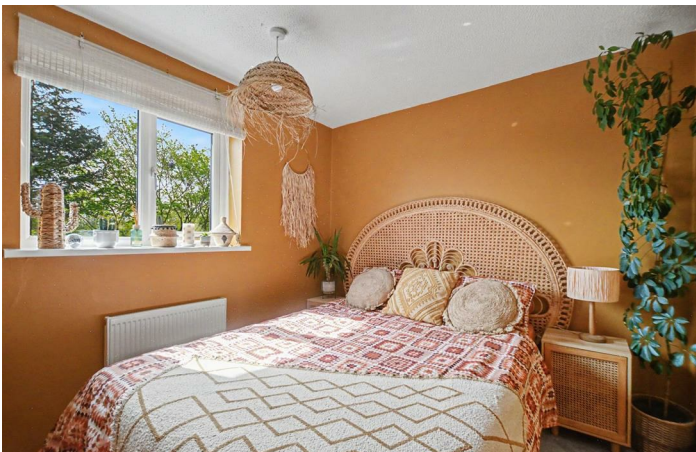
This property comes to the market in a ready to move into condition and offers a great amount of space to the ground floor in particular with a semi open plan feel with living room leading through to an open plan kitchen diner which has been extended into a garden room with French doors opening to the rear garden.

Further features of this property include recently replaced uPVC double glazed windows and a gas combination boiler installed in 2025.

The property enjoys a larger than average garden plot with parking for at least two vehicles to the front. There is an attached and enclosed carport offering a large useful dry space for storage. The rear garden offers a fantastic private space with gently tiered landscaped gardens with patio areas to artificial lawn and decked area with gazebo, ideal for BBQing in the Summer months.

Situated in the original village of Sandiacre which is now a small town. This area still has a village feel with open space and a nature reserve within walking distance, as is a local junior school. There is a local convenience store close by and further into the town, there is a Lidl, Co-Op and other useful amenities. For those looking to commute, the A52 and Junction 25 of the M1 motorway are a short drive away.

This property is ideal for young families and first time buyers and strongly recommend an early internal viewing to avoid disappointment.



## ENTRANCE HALL

Double glazed front entrance door, radiator, stairs to the first floor, door to lounge.

## LOUNGE

13'3" x 11'11" (4.06 x 3.64)

Understairs alcove, radiator, double glazed window to the front, opening to dining kitchen.

## DINING KITCHEN

15'2" x 7'6" (4.64 x 2.29)

Incorporating a range of modern fitted wall, base and drawer units with work surfacing and built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine, gas combination boiler (for central heating and hot water) installed in 2025. Double glazed window to the rear, open to garden/sitting room.

## GARDEN/SITTING ROOM

12'7" x 7'7" (3.85 x 2.32)

uPVC double glazed windows, French doors opening to the rear garden.

## FIRST FLOOR LANDING

Storage cupboard with shelving, loft hatch, doors to bedrooms and bathroom.

## BEDROOM ONE

10'5" x 8'11" (3.2 x 2.72)

Fitted wardrobes, radiator, double glazed window to the front.

## BEDROOM TWO

8'10" x 8'9" (2.7 x 2.67)

Radiator, double glazed window to the rear.

## BEDROOM THREE

7'8" x 6'5" (2.34 x 1.98)

Radiator, double glazed window to the front.

## BATHROOM

A three piece suite comprising wash hand basin, low flush WC, bath with shower and screen over. Heated towel rail, tiled floor, partially tiled walls, double glazed window.

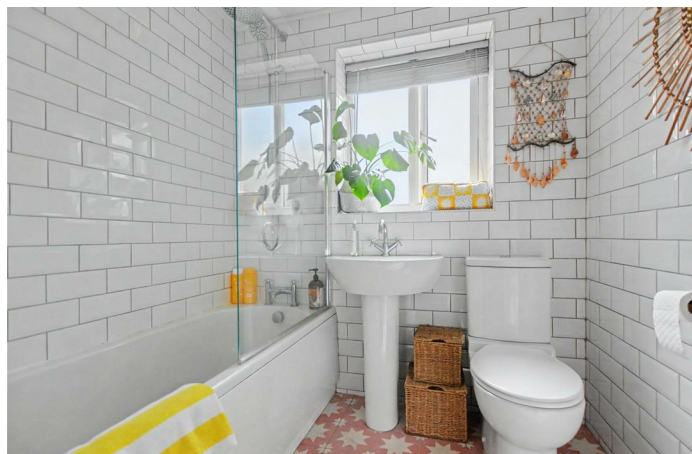
## OUTSIDE

The property is tucked away in a small cul de sac of four houses off New Terrace. The front garden is laid to lawn and a sweeping block paved driveway provides off-street parking for at least two vehicles which leads to an enclosed attached carport. The rear garden offers a private and generous space which gently tiers with attractive landscaping, patio area, two sections of artificial lawn and there is an area laid to decking with gazebo over.

## CARPORT

26'8" x 10'5" increasing to 13'1" (8.13 x 3.2 increasing to 4)

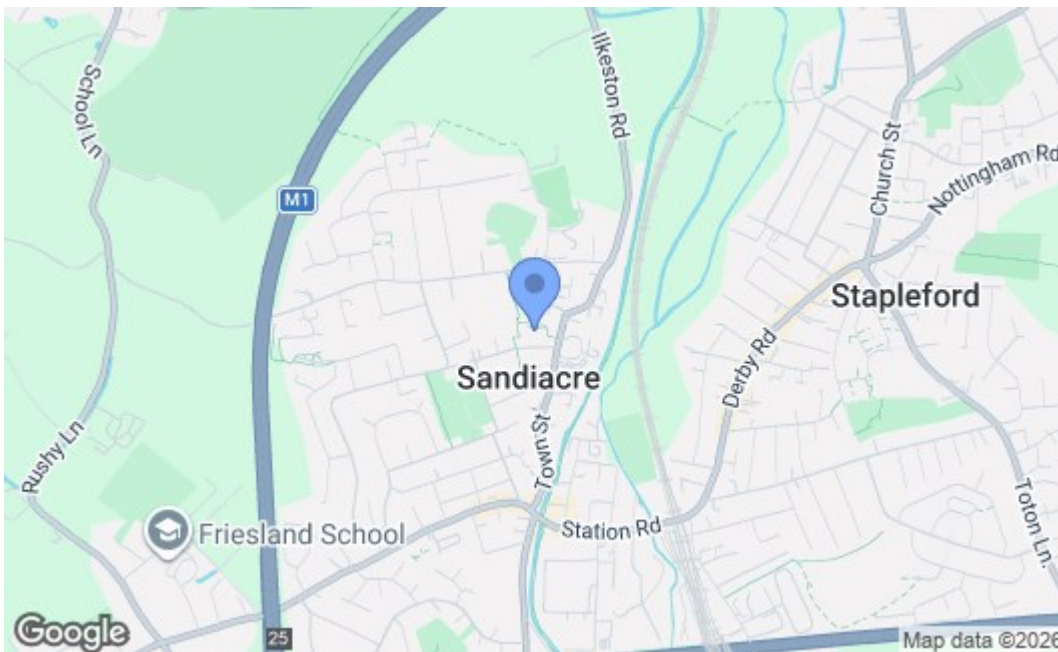
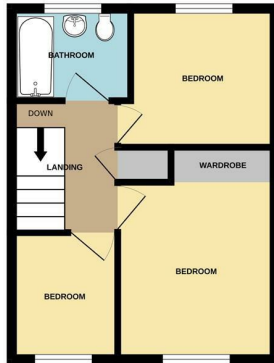
Light, power and double doors to the front.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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.