

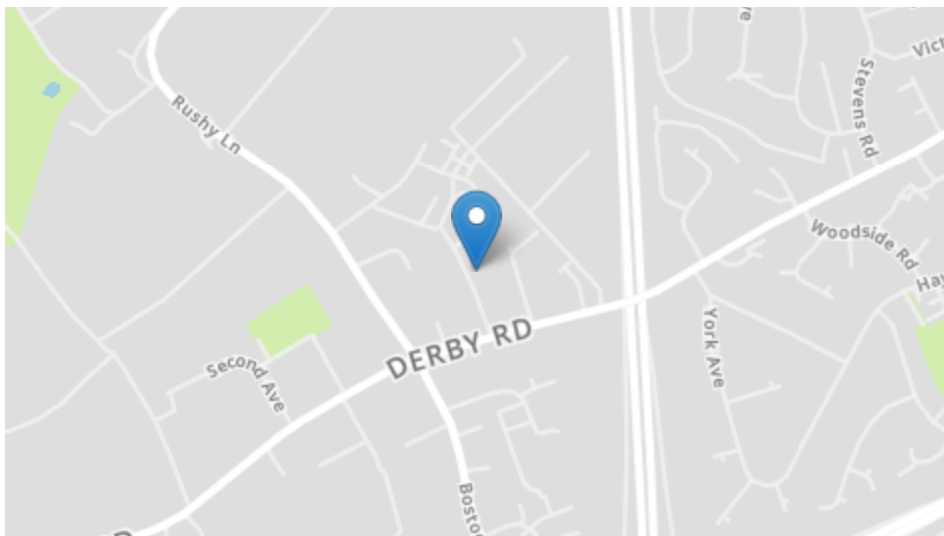
Nursery Avenue, Sandiacre, NG10 5HG

£250,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 2 DOUBLE Bedrooms
- Modern Dining Kitchen
- Downstairs WC & Utility Room
- En Suite & Family Shower Room
- Low Maintenance Rear Garden
- Driveway
- Popular Residential Location
- Ease of Access to M1 & A52

Our Seller says....

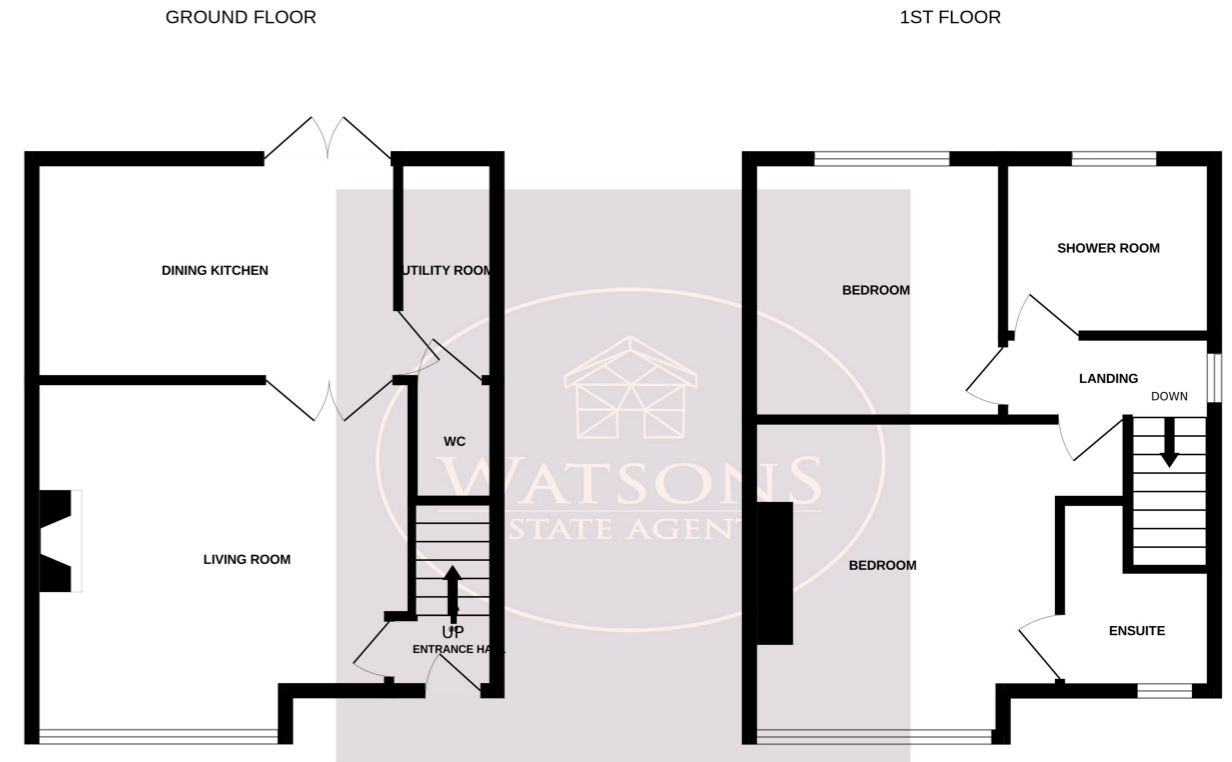
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 28278026

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



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 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.
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*****MOVE UP THE LADDER IN STYLE***** A beautifully presented two double bedroom semi-detached property in the popular village of Sandiacre. With transport links on your doorstep, excellent schools and fantastic access to both Nottingham and Derby, don't miss a brilliant opportunity to move up the ladder. Previously a three bedroom home, the current owners have remodelled to create a spacious home to live in with an en-suite, utility, downstairs wc, and private rear garden. Briefly comprising; entrance hallway, lounge, dining kitchen, utility room, downstairs wc. To the first floor, two generous double bedrooms, one with en-suite, and shower room. Outside, a driveway to the front provides off road parking, whilst to the rear is a private and low maintenance garden, perfect for entertaining. Sandiacre is ideally located for both Nottingham and Derby, with both the M1 and A38 close by, perfect for commuters. There are excellent shops and amenities nearby, along with well regarded schools. Contact Watsons today to arrange your viewing.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, stairs to the first floor, understairs storage and door to the lounge.

Lounge

4.64m x 4.58m (15' 3" x 15' 0") UPVC triple glazed window to the front, radiator, feature fire place with log burner stove, wood effect laminate flooring and French doors to the dining kitchen.

Dining Kitchen

4.31m x 2.7m (14' 2" x 8' 10") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Space for Range style cooker with extractor over, plumbing for washing machine & dishwasher. Wood effect laminate flooring, ceiling spotlights, door to the utility room. French doors to the rear garden.

Utility Room

A range of matching wall & base units, plumbing for washing machine & tumble dryer, uPVC double glazed window to the side and door to the WC.

WC

WC, pedestal sink unit.

First Floor

Landing

UPVC double glazed window to the side, access to the attic (fully boarded) and doors to all bedrooms and bathroom.

Primary Bedroom

4.18m x 3.71m (13' 9" x 12' 2") UPVC triple glazed window to the front, wardrobe, radiator and door to the en suite.

En Suite

3 piece suite in white comprising WC, vanity sink unit and shower cubicle. Ceiling spotlights, heated towel rail and obscured uPVC triple glazed window to the front.

Bedroom 2

3.24m x 3.11m (10' 8" x 10' 2") UPVC double glazed window to the rear, wardrobe and radiator.

Shower Room

3 piece suite in white comprising WC, vanity sink unit and walk in shower. Chrome heated towel rail, extractor fan and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a tarmac driveway providing ample off road parking. The rear garden comprises a paved patio, steps down to a turfed lawn, flower bed borders with a range of plants & shrubs, timber built decking, timber built shed with power, timber built log store and gravel beds. The garden is enclosed by hedge and timber fencing to the perimeter with gated access to the side.