

# HoldenCopley

PREPARE TO BE MOVED

Oakfield Drive, Sandiacre, Nottinghamshire NG10 5NH

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Guide Price £375,000 - £400,000



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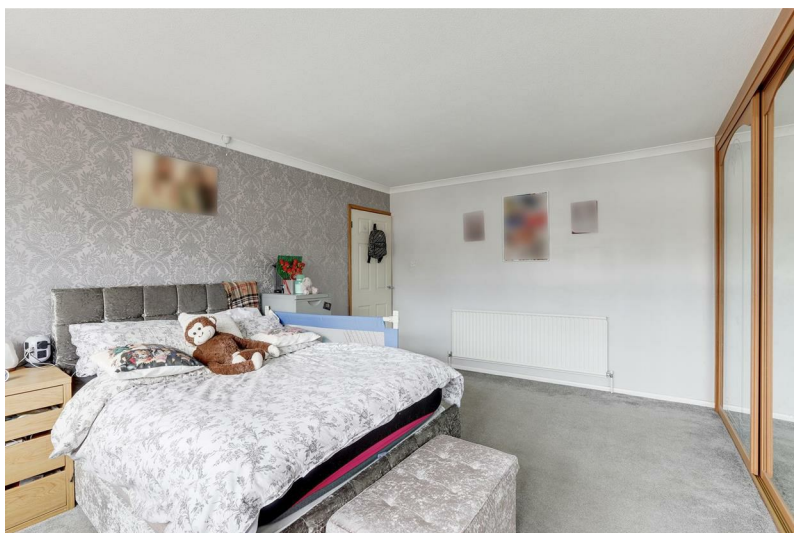


GUIDE PRICE £375,000 - £400,000

## DETACHED FAMILY HOME...

This well-presented four-bedroom detached home offers generous and versatile accommodation, making it the perfect purchase for a growing family looking for a property they can move straight into. Ideally situated in a quiet cul-de-sac in a popular location, this property benefits from being within close proximity to a range of local amenities including great schools, shops, and regular transport links, making commuting a breeze. To the ground floor, you're welcomed into an entrance hall leading to a bright and airy living room, complete with a feature fireplace and open access to the dining room – ideal for entertaining. French doors open out to the rear, seamlessly connecting the dining area to a modern Shaker-style kitchen fitted with a range of integrated appliances. Completing the ground floor is a convenient utility room, a shower room, and access to an integral garage providing excellent storage or potential for conversion. Upstairs, the property boasts four generously-sized double bedrooms, serviced by a four-piece family bathroom suite, with the added benefit of a partially boarded loft for additional storage. Outside, the property enjoys a low-maintenance frontage with a block-paved driveway providing ample off-road parking, while to the rear, a private enclosed south-facing garden offers the perfect space for relaxing or entertaining, complete with a wooden decked seating area and a well-kept lawn. This property effortlessly combines space, style, and location – making it an ideal forever home for any family seeking comfort and convenience.

MUST BE VIEWED







- Detached Family Home
- Four Double Bedrooms
- Modern Fitted Kitchen & Utility Room
- Two Spacious Reception Rooms
- Ground Floor Shower Room
- Four Piece Bathroom Suite
- Off-Road Parking & Integral Garage
- Private Enclosed South-Facing Rear Garden
- Popular Location
- Must Be Viewed









GROUND FLOOR

Entrance Hall

15'10" x 5'10" (4.85m x 1.80m )

The entrance hall has a wood-effect flooring, carpeted stairs with a stair-lift, an under the stairs cupboard, a radiator, coving and a single UPVC door providing access into the accommodation.

Living Room

15'10" x 13'8" (4.85m x 4.17m )

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a feature fireplace, coving, a ceiling rose and open access into the dining room.

Dining Room

13'8" x 11'8" (4.19m x 3.57m )

The dining room has wood-effect flooring, a radiator, open access into the kitchen, coving, a ceiling rose and UPVC double French doors providing access out to the garage.

Kitchen

11'7" x 10'4" (3.54m x 3.16m )

The kitchen has a range of fitted shaker style base and wall units with worktops and a tiled splashback, an integrated oven, microwave, dishwasher and fridge, a gas hob with an extractor hood, an undermount sink and a half with draining grooves, tile-effect flooring, open access into the utility room, recessed spotlights and a UPVC double-glazed window to the rear elevation.

Utility Room

7'5" x 5'10" (2.27m x 1.79m )

The utility room has fitted shaker style units with worktops and a tiled splashback, space and plumbing for a washing machine and tumble dryer, tile-effect flooring, recessed spotlights, a UPVC double-glazed window to the rear elevation and a single UPVC door providing side access.

Corridor

11'4" x 2'10" (3.46m x 0.88m )

The corridor has wood-effect flooring and provides access into the shower room and garage.

Shower Room

5'10" x 4'11" (1.79m x 1.51m )

The shower room has a low level concealed flush W/C, a corner fitted vanity style wash basin, a fitted shower enclosure with an electric shower, tiled flooring and walls, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

Garage

16'11" x 9'9" (4.91m x 2.98m )

The garage has a UPVC double-glazed obscure window to the side elevation, lighting, power points and an up and over garage door.

FIRST FLOOR

Landing

19'0" x 8'10" (max) (5.80m x 2.71m (max))

The landing has a UPVC double-glazed window to the front elevation, carpeted flooring, coving, access into the partially boarded loft and provides access to the first floor accommodation.

Master Bedroom

15'11" x 13'7" (4.86m x 4.15m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, fitted floor to ceiling mirrored wardrobes and coving.

Bedroom Two

13'10" x 11'8" (4.24m x 3.57m )

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Three

14'0" x 9'8" (max) (4.29m x 2.95m (max))

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in wardrobe and coving.

Bedroom Four

10'11" x 8'10" (3.33m x 2.70m )

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bathroom

13'9" x 8'9" (max) (4.20m x 2.67m (max))

The bathroom has a low level flush W/C, a vanity style wash basin, a fitted panelled bath, a walk in shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring and walls, a heated towel rail, a built-in cupboard and UPVC double-glazed obscure windows to the side and rear elevations.

OUTSIDE

Front

To the front is a block paved driveway and a single wooden gate providing rear access.

Rear

To the rear is a private south-facing garden with wooden decking, raised wooden planters, a lawn, a mature hedge, an outdoor tap and fence panelled boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800 Mbps and Upload Speed 220 Mbps
- Phone Signal – All 4G & 5G, some 3G available
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Very low chance of flooding
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

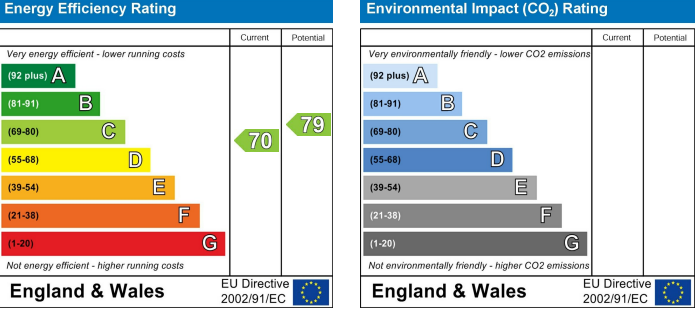
Council Tax Band Rating - Erewash Borough Council - Band E  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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# Oakfield Drive, Sandiacre, Nottinghamshire NG10 5NH

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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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# 0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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