

# HoldenCopley

PREPARE TO BE MOVED

Briar Avenue, Sandiacre, Nottinghamshire NG10 5NG

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Offers In The Region Of £425,000



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GUIDE PRICE £400,000 - £425,000

### SPACIOUS FAMILY HOUSE...

A generously proportioned detached family home, located in a peaceful cul-de-sac, offering easy access to local amenities and excellent transport links via the M1. This property also benefits from energy-efficient solar panels with two batteries and newly installed loft insulation, providing an environmentally friendly touch alongside its spacious accommodation. The ground floor opens with a porch leading into a bright entrance hall. There is a comfortable sitting room, perfect for relaxed family living, and a separate living room that flows seamlessly into a sunroom. The sunroom is a real highlight, with French doors opening directly onto the rear garden, allowing natural light to fill the space and creating an ideal area for entertaining or quiet relaxation. The fitted kitchen is well-equipped for daily living and offers convenient access to the ground floor W/C, which in turn provides internal access to the garage. Upstairs, the property boasts five generously sized bedrooms, complemented by two three-piece bathroom suites, providing versatile accommodation for families of all sizes. Externally, the property features a block-paved driveway to the front, offering ample off-road parking and access to the garage. Gated side access leads to a beautifully maintained, south-facing rear garden. This outdoor space is designed for both leisure and practical use, with a patio area, shed, greenhouse, raised planters, a decorative fish ponds, and a lawn with planted borders, all enclosed by fencing for privacy and security.

MUST BE VIEWED







- Detached House
- Five Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Sunroom
- Two Three-Piece Bathroom Suites
- Ground Floor W/C
- Garage & Driveways
- Enclosed Rear Garden
- Must Be Viewed











GROUND FLOOR

Porch

6'2" x 5'2" (1.88m x 1.59m)  
The porch has a UPVC double glazed window to the side elevation, wood-effect flooring, and French door opening to the front garden.

Entrance Hall

12'11" x 6'11" (3.96m x 2.12m)  
The entrance hall has carpeted flooring, a radiator, obscure window to the front elevation, a door providing access into the accommodation.

W/C

5'4" x 2'6" (1.63m x 0.78m)  
This space has a low level flush W/C, a corner vanity-style wash basin with a tiled splashback, wood-effect flooring, and access into the garage.

Garage

17'0" x 11'1" (5.19m x 3.38m)  
The garage has a UPVC door opening to the rear garden, an obscure window to the side elevation, lighting, electrics, ample storage, and an up-and-over door opening onto the driveway.

Sitting Room

13'5" x 11'11" (4.10m x 3.65m)  
The sitting room has a UPVC double glazed window to the front elevation, a radiator, a feature fireplace, a TV point, and carpeted flooring.

Living Room

19'3" x 11'10" (5.89m x 3.63m)  
The living room has a UPVC double glazed window to the rear elevation, a radiator, a feature fireplace, carpeted flooring, and open access into the sunroom.

Sunroom

18'0" x 8'8" (5.51m x 2.66m)  
The sunroom has carpeted flooring, UPVC double glazed surround with extra efficiency glass, electric blinds to the ceiling, an electric heater, and French doors opening to the rear garden.

Kitchen

11'0" x 10'0" (3.36m x 3.05m)  
The kitchen has a range of fitted Lansdowne washed oak base and wall units with worktops and a breakfast bar, a sink and half with a swan neck mixer tap and drainer, an integrated double oven, hob and extractor hood, space and plumbing for a washing machine and dishwasher, an integrated fridge freezer, a radiator, tiled splashback, Karndean flooring, a UPVC double glazed window to the rear elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

10'7" x 9'9" (3.24m x 2.98m)  
The landing has carpeted flooring, and access to the first floor accommodation.

Bedroom One

12'10" x 12'0" (3.92m x 3.66m)  
The first bedroom has a UPVC double glazed window to the front elevation, a radiator, a fitted wardrobe with sliding doors, and carpeted flooring.

Bedroom Two

12'7" x 10'0" (3.84m x 3.07m)  
The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, a range of fitted wardrobes and dressing table, and carpeted flooring.

Bedroom Three

11'0" x 9'6" (3.37m x 2.91m)  
The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Four

11'0" x 9'9" (3.36m x 2.99m)  
The fourth bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Five

7'11" x 7'4" (2.43m x 2.25m)  
The fifth bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bathroom

7'10" x 6'11" (2.41m x 2.11m)  
The bathroom has a UPVC double glazed obscure window to the rear elevation, a concealed dual flush W/C, a counter-top wash basin, a walk-in shower enclosure with a wall-mounted shower fixture and shower screen, an in-built cupboard, a heated towel rail, partially tiled walls, and Karndean flooring.

Bathroom

7'10" x 5'7" (2.39m x 1.70m)  
The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a shower enclosure with a ceiling mounted rainfall and handheld shower fixture with a shower screen, a chrome heated towel rail, partially tiled walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a block paved driveway with access into the garage, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed south-facing rear garden with a patio area, a shed, a green house, raised planters, a fish ponds, a lawn with planted borders, a fence panelled boundary, and gated access.

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 1000Mbps and Upload Speed 100Mbps  
Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

DISCLAIMER

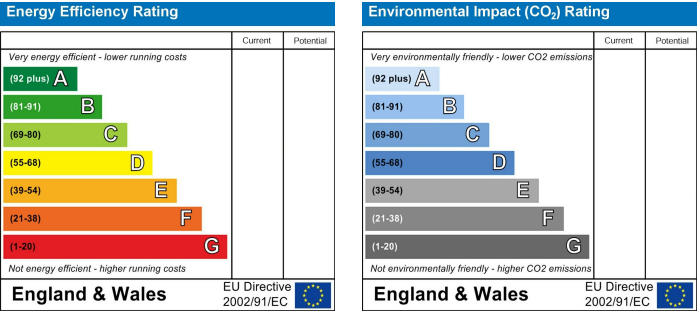
Council Tax Band Rating - Erewash Borough Council - Band E  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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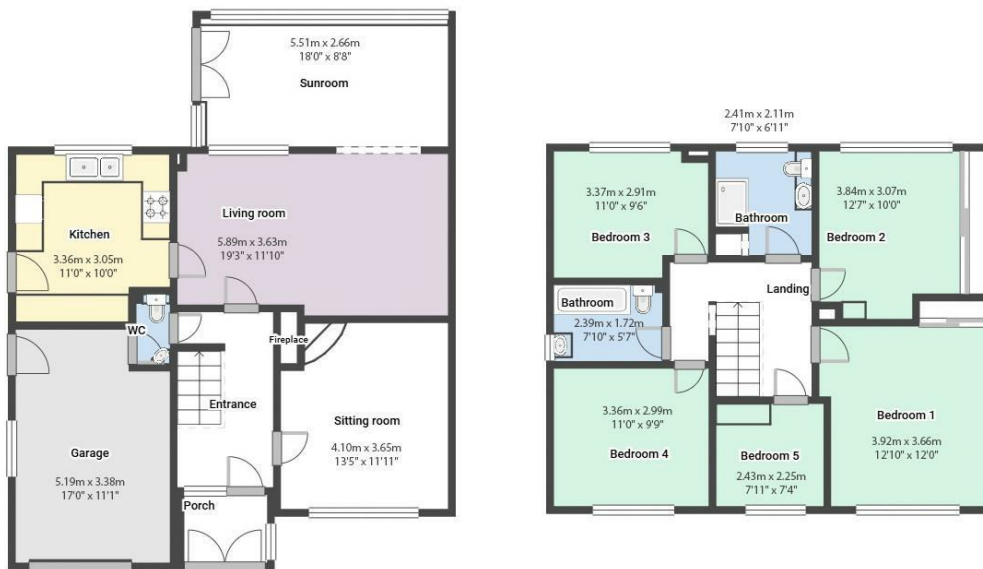
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