

# HoldenCopley

PREPARE TO BE MOVED

Gloucester Avenue, Sandiacre, Derbyshire NG10 5GX

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Guide Price £375,000 - £400,000

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WELL-PRESENTED DETACHED FAMILY HOME...

Situated at the end of a cul-de-sac, this five-bedroom detached house is located in the popular town of Sandiacre. The property is well-presented throughout and offers spacious accommodation, making it the perfect purchase for any growing family looking for a home they can move straight into. The property is ideally positioned just a short distance away from excellent transport links including the M1 motorway and A52, along with a range of local amenities, shops, and schools. Internally, the ground floor comprises an entrance hall, a spacious living room with a feature fireplace, a family room with access to the garden, a modern shaker-style fitted kitchen open to the dining room, a separate utility room, and a W/C. The first floor hosts four well-proportioned bedrooms serviced by a four-piece bathroom suite, whilst the second floor offers a fifth loft bedroom with fitted storage and ample natural light. Outside, the property benefits from a lawned front garden with off-street parking, whilst to the rear is a private enclosed garden with a decked seating area, lawn, and planted borders – perfect for outdoor entertaining.

MUST BE VIEWED





- Well-Presented Detached Family Home
- Five Well-Proportioned Bedrooms
- Cosy Living Room With Feature Fireplace
- Modern Fitted Shaker-Style Kitchen
- Family Room & Dining Room
- Utility Room & Ground Floor W/C
- Four Piece Family Bathroom Suite
- Private Enclosed Rear Garden
- Off-Street Parking
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

10'4" x 9'0" (3.76m x 2.76m)

The entrance hall has tiled flooring, wood-effect stairs, a radiator, partially panelled walls, a built-in storage cupboard, a UPVC double-glazed window to the side elevation, and a single composite door providing access into the accommodation.

### Living Room

21'7" x 11'3" (6.58m x 3.44m)

The living room has wood-effect flooring, a feature fireplace with a decorative surround and a hearth, partially panelled walls, a TV-point, two radiators, a UPVC double-glazed window to the front elevation, and open access to the family room.

### Family Room

15'4" x 9'1" (4.68m x 3.04m)

The family room has wood-effect flooring, a radiator, recessed spotlights, two UPVC double-glazed windows to the rear elevation, and a single door providing access to the rear garden.

### Kitchen

8'9" x 7'10" (2.67m x 2.40m)

The kitchen has a range of fitted shaker-style base and wall units with wood-effect worktops, a ceramic sink with a mixer tap and drainer, space for a freestanding range cooker, a built-in storage cupboard, wood-effect flooring, partially tiled walls, and open access into the dining room.

### Dining Room

11'6" x 8'3" (3.53m x 2.52m)

The dining room has wood-effect flooring, a radiator, a UPVC double-glazed window to the front elevation, and a single door leading out to the front elevation.

### Utility Room

8'3" x 7'0" (2.52m x 2.15m)

The utility room has a range of fitted gloss handleless base and wall units with wood-effect worktops, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for a tumble dryer, space and plumbing for an American-style fridge freezer, wood-effect flooring, a UPVC double-glazed window to the rear elevation, and a UPVC door leading out to the rear elevation.

### W/C

4'11" x 2'1" (1.50m x 0.66m)

This space has a low level flush W/C and wood-effect flooring.

## FIRST FLOOR

### Landing

9'1" x 7'10" & 3'7" x 1'1" (2.77m x 2.39m & 1.10m x 0.59m)

The landing has wood-effect flooring, partially panelled walls, a glass balustrade, wood-effect stairs, and access to the first floor accommodation.

### Master Bedroom

18'9" x 8'3" (5.73m x 2.52m)

The main bedroom has wood-effect flooring, a radiator, recessed spotlights, and two UPVC double-glazed windows to the front and rear elevations.

### Bedroom Two

10'9" x 10'5" (3.30m x 3.18m)

The second bedroom has wood-effect flooring, partially panelled walls, a radiator, coving to the ceiling, and a UPVC double-glazed window to the rear elevation.

### Bedroom Three

10'7" x 8'1" (3.25m x 2.73m)

The third bedroom has wood-effect flooring, a radiator, a built-in sliding door wardrobe, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

### Bedroom Four

8'5" x 7'3" (2.59m x 2.23m)

The fourth bedroom has wood-effect flooring, overhead storage cupboards, and a UPVC double-glazed window to the front elevation.

### Bathroom

7'10" x 5'0" (2.39m x 1.54m)

The bathroom has a low level flush W/C, a wall-mounted wash basin with a mixer tap, a panelled bath, a shower enclosure with a wall-mounted electric handheld shower fixture, wood-effect flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and two UPVC double-glazed obscure windows to the rear elevation.

## SECOND FLOOR

### Bedroom Five

22'6" x 9'1" (6.87m x 2.77m)

The fifth bedroom has wood-effect flooring, partially panelled walls, a radiator, built-in storage wardrobes, a Velux window, and a UPVC double-glazed window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a driveway providing off-street parking, a lawn, an outdoor storage container, and hedged boundaries.

### Rear

To the rear of the property is a private enclosed garden with a decked patio seating area, a lawn, a shed, planted borders, and fence panelled boundaries.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 4G and some 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

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:

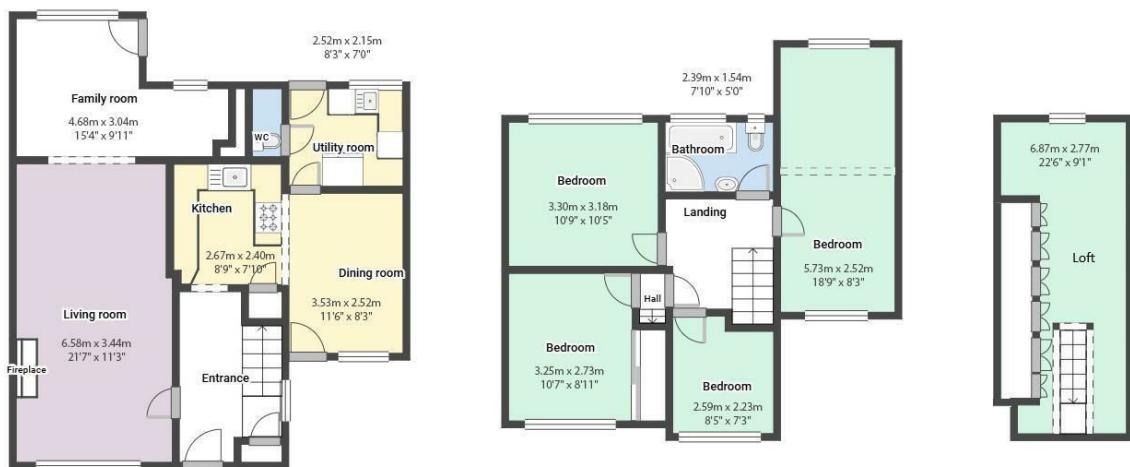
Property Tenure is freehold.

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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 licence 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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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