

HoldenCopley

PREPARE TO BE MOVED

Sandringham Avenue, West Bridgford, Nottinghamshire NG2 7QS

Asking Price £550,000

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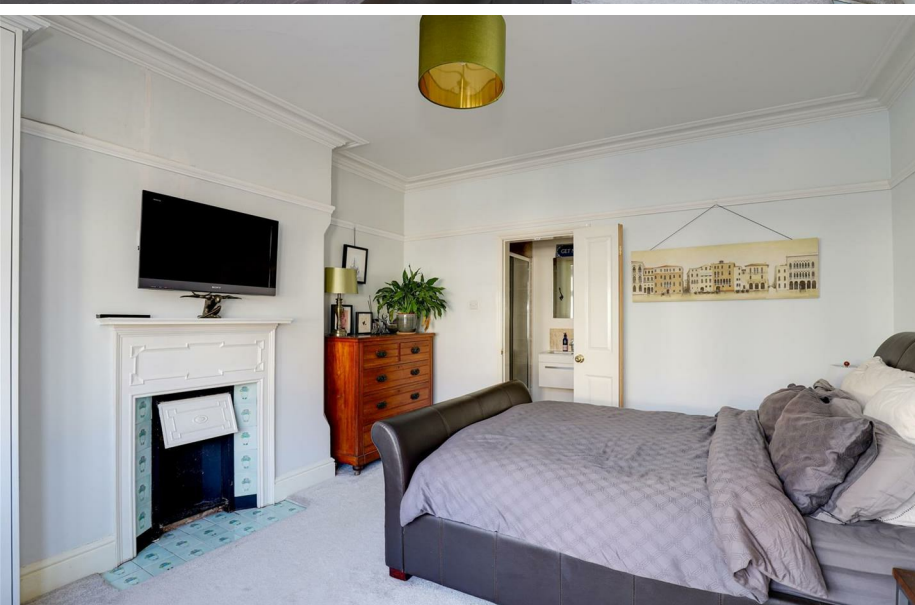


STUNNING FAMILY HOME...

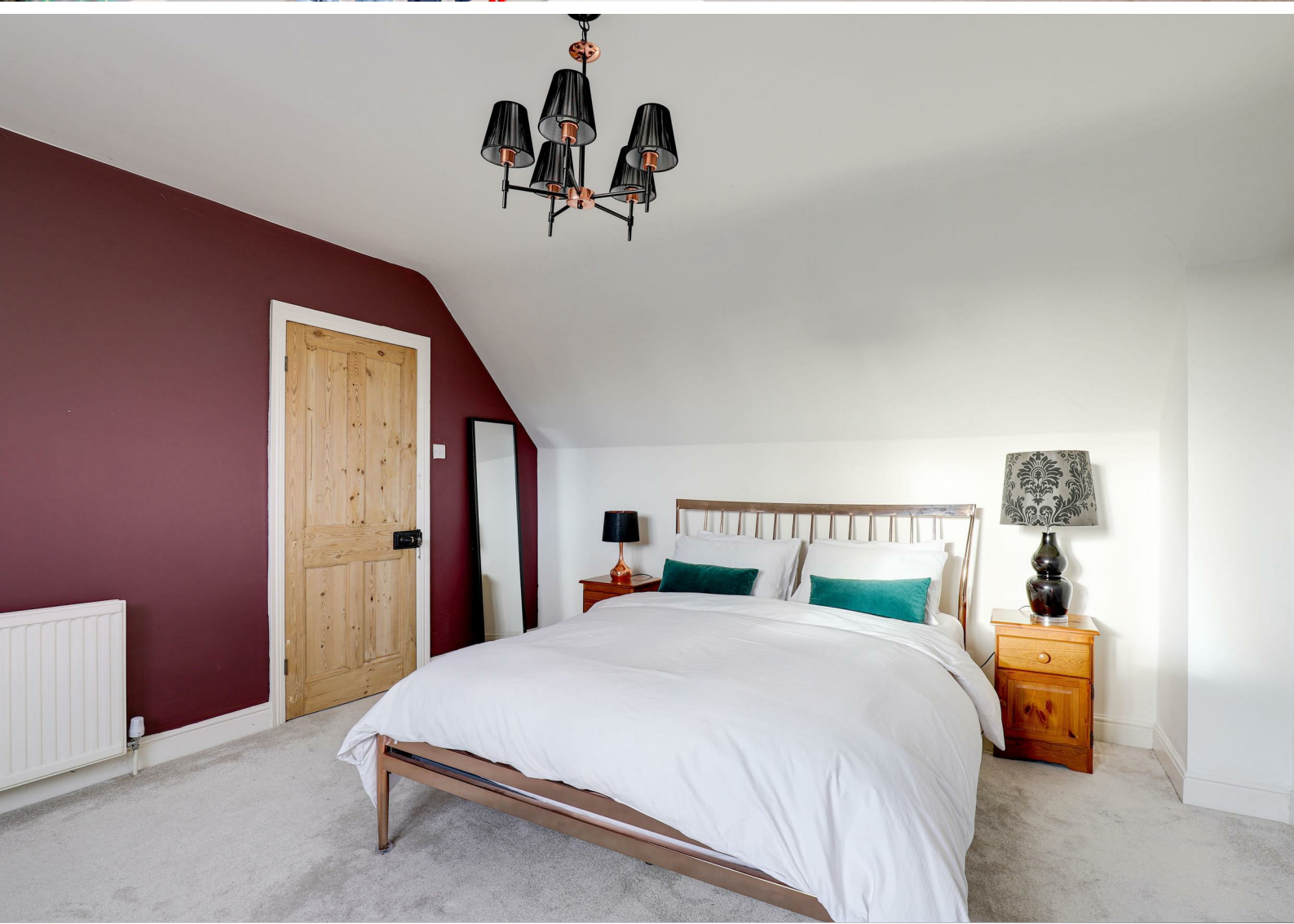
This semi-detached three storey property is beautifully presented throughout combining new and original features to create a property that any family would be lucky to call their home. Internally, the property offers spacious accommodation throughout making it an ideal forever home. Situated in a highly desirable location just a stones throw away from the scenic River Trent, within easy reach of the centre of West Bridgford, hosting a wide range of excellent facilities and amenities together with the City Centre and Universities. There is good access to a range of regional and national transport hubs with an excellent train service to London from Nottingham or East Midlands Parkway as well as being within catchment to the West Bridgford School. To the ground floor of the property is an entrance hall, two bay fronted reception rooms, a modern kitchen with bi-folding doors out to the rear patio and a ground floor WC. To the first floor of the property is the master bedroom serviced by a shower room en-suite along with two additional double bedrooms serviced by a family bathroom with a separate WC. The second floor is host to the final two double bedrooms and a WC. Outside to the front of the property is a shared driveway and permitted on street parking, to the rear of the property is a landscaped south-facing garden with a lawn and a decked patio area.

MUST BE VIEWED





- Semi-Detached Family Home
- Five Bedrooms
- Two Bay Fronted Reception Rooms
- High Spec Kitchen
- Two Bathrooms & Three WC's
- Private Landscaped Garden
- Shared Driveway
- Sought After Location
- Excellently Presented
- Must Be Viewed





GROUND FLOOR

Hall
10'10" x 7'10" (3.32m x 2.39m)

The entrance hall has feature tiled flooring, a radiator, coving to the ceiling, carpeted stairs and a wooden door to provide access into the property

Living Room
13'2" x 12'10" (4.02m x 3.93m)

The living room has carpeted flooring, coving to the ceiling, a feature fireplace with a decorative mantelpiece which houses a log burner and tiled hearth, a TV point, a radiator, a UPVC double glazed bay window to the rear elevation and is open plan to the dining room

Dining Room
13'1" x 12'10" (4.01m x 3.92m)

The dining room has carpeted flooring, coving to the ceiling, space for a dining table, a radiator and a UPVC double glazed bay window to the front elevation

WC
2'9" x 5'3" (0.86m x 1.62m)

This space has tiled flooring, a low level flush WC, a corner wash basin with stainless steel mixer taps, a column radiator and a wood framed window to the side elevation

Kitchen
10'11" x 17'10" (maximum) (3.35m x 5.45m (maximum))
The kitchen has tiled flooring, a range of fitted base and wall units with wooden countertops with a feature island, a farmhouse sink with stainless steel mixer taps, space for a range style cooker, an integrated dishwasher, an integrated fridge freezer, a radiator, coving to the ceiling, recessed spotlights, partially tiled walls, wood framed double glazed windows to the side elevation and double glazed bi-folding doors leading out to the rear patio

FIRST FLOOR

Landing
3'3" x 17'4" (1.00m x 5.29m)

The landing has carpeted flooring, coving to the ceiling, a radiator, a UPVC double glazed window to the front elevation and provides access to the first floor accommodation

Bedroom One
14'11" x 11'11" (4.57m x 3.64m)
The main bedroom has carpeted flooring, coving to the ceiling, a feature fireplace with tiled surround, a TV point, a fitted wardrobe, a radiator, a UPVC double glazed bay window to the front elevation and provides access into the en-suite

En Suite
8'3" x 3'6" (2.54m x 1.09m)
The en-suite has tiled flooring, a low level flush WC, a vanity wash basin with stainless steel mixer taps, a shower enclosure with a wall mounted shower fixture and glass shower screen, partially tiled walls, recessed spotlights and a chrome heated towel rail

Bedroom Two
9'3" x 11'10" (2.82m x 3.63m)
The second bedroom has carpeted flooring, coving to the ceiling, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Three
10'10" x 10'2" (3.32m x 3.10m)
The third bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Bathroom
7'1" x 7'10" (2.17m x 2.39m)
The bathroom has wooden flooring, a corner wash basin with stainless steel mixer taps, a panelled bath with a wall mounted shower fixture and bi-folding glass shower screen, fully tiled walls, coving to the ceiling, a radiator, recessed spotlights and a wood framed obscure window to the side elevation

WC
2'11" x 7'2" (0.89m x 2.19m)

This space has wooden flooring, a low level flush WC, a wall mounted wash basin, a radiator, half height tiling and a wood framed window to the side elevation

SECOND FLOOR

Landing
6'2" x 2'7" (1.90m x 0.79m)

The landing has carpeted flooring, a wood framed window to the side elevation and provides access the second floor accommodation

Bedroom Four
12'11" x 15'6" (3.95m x 4.74m)

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

Bedroom Five
8'0" x 10'11" (2.45m x 3.33m)

The fifth bedroom has carpeted flooring, eaves storage, a Velux window, a wood framed window to the side elevation and a hatch to access the loft space

WC
3'11" x 3'2" (1.20m x 0.99m)
This space has tiled flooring, a low level flush WC, a wall mounted wash basin with stainless steel mixer taps, partially tiled walls and a Velux window

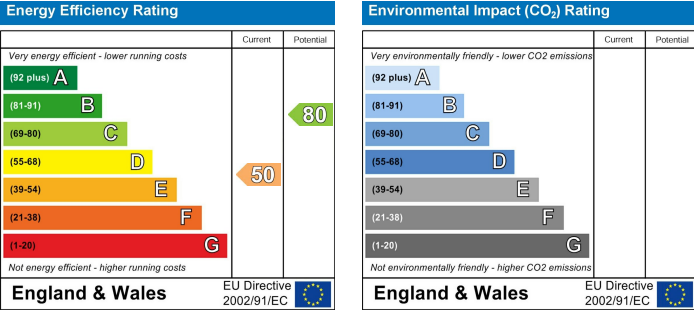
OUTSIDE

Front
To the front of the property is a shared driveway to provide off road parking, courtesy lighting and gated access to the rear of the property

Rear
To the rear of the property is a private enclosed garden with a decked patio area leading out from the kitchen, a lawn, a garden shed, panelled fencing and courtesy lighting

DISCLAIMER
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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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