



Broadlands,  
Sandiacre, Nottingham  
NG10 5QE

**£369,950 Freehold**



AN IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME SITUATED AT THE HEAD OF A CUL-DE-SAC.

Being located on Broadlands which is a quiet cul-de-sac in Sandiacre, this detached property offers a lovely family home which has spacious ground floor accommodation and four good size bedrooms, the master benefiting from an en-suite shower room. The property has only ever had one owner since the property was constructed 33 years ago and has been very well maintained. The property benefits from a large driveway with parking for 3/4 cars. The property is within easy reach of Friesland and Longmoor schools which have gained excellent reputations over recent years and many other amenities and facilities, all of which have helped to make this a popular and convenient place to live. An internal viewing comes highly recommended to fully appreciate all this property has to offer.

The property benefits from gas central heating and double glazing and in brief comprises of an entrance hall, ground floor w.c., lounge with doors to the rear garden, breakfast kitchen having built-in appliances and separate dining room. To the first floor there are four bedrooms, the master benefiting from built-in wardrobes and an en-suite shower room, and the family bathroom. Outside to the front there is a Presscrete driveway which leads to the garage and there is access either side leading to a privately enclosed rear garden.

The property is within easy reach of excellent local schools which include Friesland senior school, there are healthcare and sports facilities which include several local golf courses, walks in the picturesque nearby countryside, there are various local shops including Co-op and Lidl stores in Sandiacre and an Asda, Tesco and Aldi stores and many other retail outlets in Long Eaton and the transport links include J25 of the M11, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

UPVC double glazed front entrance door, stairs to the first floor, radiator, telephone point, door to an understairs storage cupboard and door to:

### Ground Floor w.c.

Low flush w.c., pedestal wash hand basin, splashbacks, radiator and laminate flooring.

### Dining Room

14'1" x 8'5" approx (4.29m x 2.57m approx)

UPVC double glazed bay window to the front, laminate flooring, radiator, coving to the ceiling.

### Kitchen

15'6" x 8'5" approx (4.72m x 2.57m approx)

Wall, base and drawer units with work surface over, inset 1 1/2 bowl sink and drainer with swan neck mixer tap, tiled walls and splashbacks, integrated fridge and freezer, integrated dishwasher, drinks fridge, eye level oven, gas hob with extractor hood over, tiled flooring, breakfast bar, spotlights, radiator, UPVC double glazed window and rear exit door.

### Lounge

14'6" x 7'1" approx (4.42m x 2.16m approx)

UPVC double glazed window to the rear, inset electric fire, TV points, radiator and coving to the ceiling.

### First Floor Landing

Access to the loft, door to airing/storage cupboard housing the water tank and doors to:

### Bedroom 1

12'9" x 11'7" approx (3.89m x 3.53m approx)

Two UPVC double glazed windows to the front, built-in wardrobes with dressing table and drawers, radiator and door to:

### En-Suite

Walk-in shower cubicle with electric shower over, vanity unit with sink and w.c., chrome heated towel rail, fully tiled walls and splashbacks, UPVC double glazed window to the side, tiled floor and extractor fan.

### Bedroom 2

10'3" x 8'6" approx (3.12m x 2.59m approx)

UPVC double glazed window to the rear, radiator and built-in wardrobes.

### Bedroom 3

10'4" x 8'4" approx (3.15m x 2.54m approx)

UPVC double glazed window to the rear and a radiator.

### Bedroom 4

8'6" x 7'5" approx (2.59m x 2.26m approx)

UPVC double glazed window to the front and a radiator.

### Bathroom

A white three piece suite comprising of a P shaped bath with electric shower over, sink with storage and low flush w.c., fully tiled walls and splashbacks, tiled floor, spotlights, extractor fan, chrome heated towel rail and UPVC double glazed window to the rear.

### Outside

To the front of the property there is a Presscrete driveway offering parking for 3/4 cars leading to the garage. There is access all the way around the property which then leads to the rear. Immediate to the property there is a patio area with steps to the lawn having gravelled borders full of flowers and the garden is all privately enclosed with hedged and fenced boundaries. There is also an outside tap.

### Garage

16'9" x 8'5" approx (5.11m x 2.57m approx)

Up and over door, power and light and housing the gas central heating boiler.

### Directions

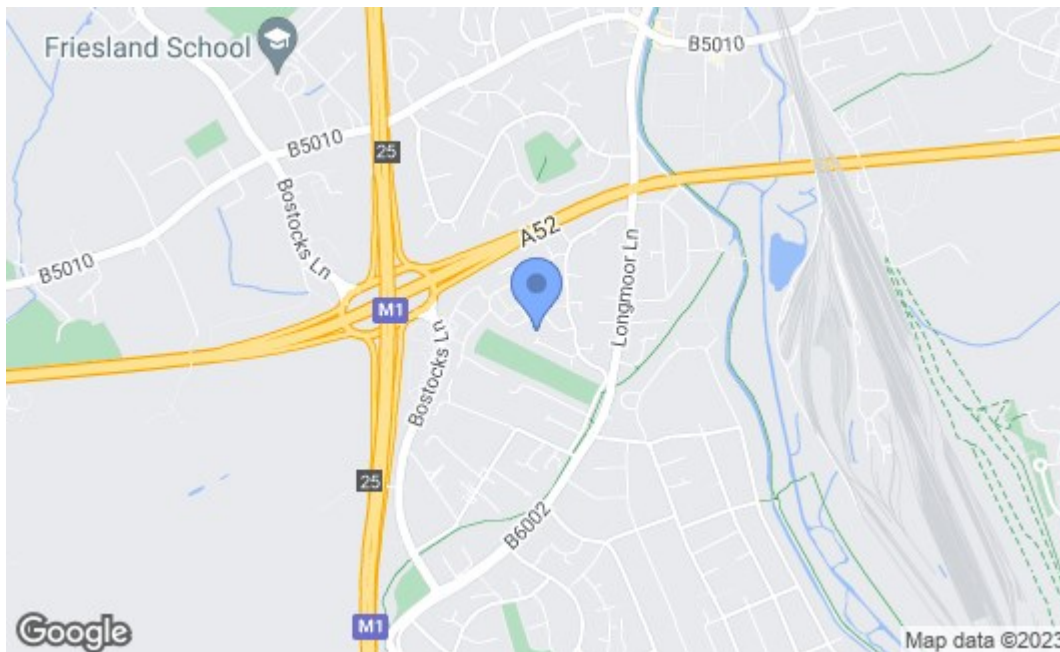
Proceed out of Long Eaton along Derby Road turning right into College Street. Proceed to the end of College Street and at the mini island turn left into Longmoor Road and immediately right into Springfield Avenue and first right into Sandringham Road. Take the second turning on the left hand side into Broadlands where the property will be identified on the right hand side.

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### Council Tax

Erewash Borough Council Band D





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

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.