



Briar Avenue,  
Sandiacre, Nottingham  
NG10 5NG

**£285,000 Freehold**



A GOOD SIZE THREE BEDROOM DETACHED PROPERTY SITUATED IN A CUL-DE-SAC LOCATION WITH A GARAGE AND PRIVATE GARDEN, BEING SOLD WITH NO UPWARD CHAIN.

Offered to the market with no upward chain, this three bedroom detached home is situated in a quiet and sought-after cul de sac location within Sandiacre. The property benefits from a presscrete driveway providing off-road parking, a detached garage, and an enclosed, private rear garden, ideal for families or those seeking a peaceful outdoor space. Internally, the accommodation is gas centrally heated and double glazed throughout and comprises an open plan lounge diner flowing through to the kitchen, creating a versatile and sociable living space. To the first floor are three well-proportioned bedrooms and a family bathroom. The property is ready for a new owner to put their own stamp on, offering fantastic potential to personalise and add value. Conveniently located for local amenities, schools and transport links, this is an excellent opportunity for a range of buyers.

Entering the property through the front door, you are greeted by a good sized entrance hallway with doors leading to the dual aspect lounge diner and a fully fitted kitchen. To the first floor, the landing provides access to three well proportioned bedrooms and a family bathroom fitted with a shower over the bath. Outside, the property benefits from a good sized detached garage and a generous lawned rear garden, which is fully enclosed and ideal for families. To the front there is a presscrete driveway providing off-road parking. The property further benefits from uPVC double glazing and gas central heating. An internal viewing comes highly recommended to fully appreciate the potential on offer, making this an ideal family home ready for a new owner to put their own stamp on.

Sandiacre is an established residential area which is well placed for easy access to J25 of the M1 and the A52. There are excellent shopping facilities found in nearby Long Eaton where there are Asda and Tesco superstores and numerous other retail outlets, there are schools for all ages, healthcare and sports facilities including several local golf courses, walks in the nearby countryside and other transport links include East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and as well as the A52 there are other main roads which provide access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

12'7 x 6'5 approx (3.84m x 1.96m approx)

UPVC double glazed door to the front with two obscure glazed windows either side, carpeted flooring, radiator, ceiling light, understairs cupboard, stairs to the first floor and doors to the kitchen and lounge/diner.

### Lounge/Diner

11'2 x 25'6 approx (3.40m x 7.77m approx)

UPVC double glazed bay window to the front, UPVC double glazed window to the rear, carpeted flooring, two radiators, two ceiling lights, two wall lights, TV and telephone points, brick built fireplace with shelving and tiled hearth.

### Kitchen

10'5 x 8'6 approx (3.18m x 2.59m approx)

UPVC double glazed stable side door to the side, UPVC double glazed window to the rear, laminate flooring, ceiling light, range of wooden Shaker style wall, base and drawer units to four walls with roll edged laminate work surface over, tiled splashbacks, double oven, space for a washing machine, space for an under counter fridge, display cabinet, inset 1½ bowl sink with mixer tap.

### First Floor Landing

6'6 x 9'5 approx (1.98m x 2.87m approx)

Obscure UPVC double glazed window to the side, carpeted flooring, ceiling light, doors to:

### Bedroom 1

11'3 x 13'9 approx (3.43m x 4.19m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light, built-in wardrobe and bedside cabinets.

### Bedroom 2

11'4 x 10'9 approx (3.45m x 3.28m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

### Bedroom 3

7'6 x 6'8 approx (2.29m x 2.03m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, loft access hatch and ceiling light.

### Bathroom

6'6 x 7'8 approx (1.98m x 2.34m approx)

Obscure UPVC double glazed window to the rear, laminate flooring, ceiling light, radiator, low flush w.c., pedestal wash hand basin, panelled bath with electric shower above, cupboard housing the Baxi combi boiler, tiled walls.

### Outside

There is a Presscrete drive to the front providing off road parking for at least two vehicles, access to the left hand side leading to the garage and rear garden.

To the rear there is a large lawned garden with fencing and hedging to the boundaries.

### Garage

8'4 x 17' approx (2.54m x 5.18m approx)

Brick built garage with an up and over door to the front, UPVC double glazed window to the side, power and light.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road. Follow the road to the mini island and turn left onto Bostocks Lane, first right onto Park Drive and right into Briar Avenue where the property can be identified by our for sale board.  
9070JG

### Council Tax

Erewash Borough Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 69mbps

Ultrafast 1000mbps

Phone Signal – EE, Vodafone, 02, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

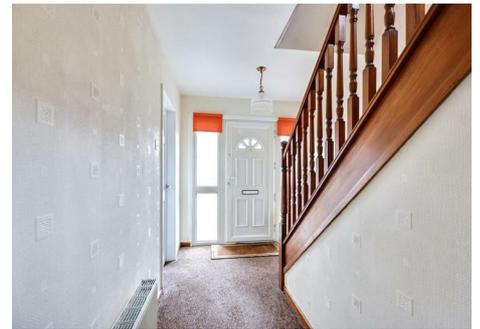
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

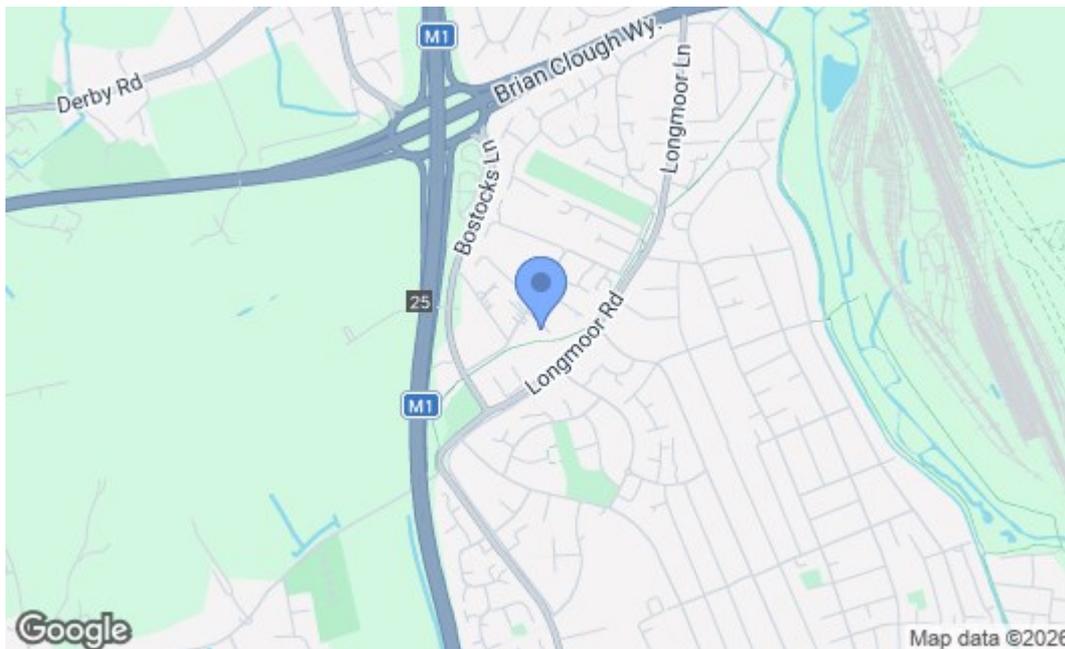
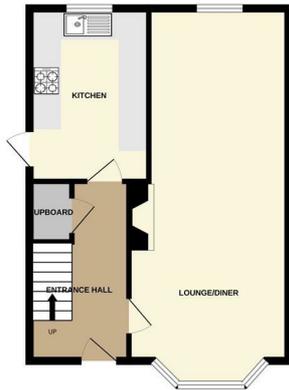




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	76
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.