



Gatcombe Grove,
Sandiacre, Nottingham
NG10 5PN

£550,000 Freehold



A FOUR BEDROOM DETACHED PROPERTY FOUND ON AN IMPRESSIVE PLOT IN A QUIET CUL-DE-SAC ON A LARGE PLOT.

Tucked away within a modern estate, offering easy access to the local amenities and facilities the area has to offer, is a four bedroom detached family property set within a large plot. The property is accessed via electric gates leading to the block paved driveway providing ample off the road vehicle hard standing. The family home sits to the corner of the plot with gardens to the front, side and rear elevations. There are numerous fruit trees, ample space for an incoming purchaser looking for scope to have vegetable plots and chickens.

The property provides the usual benefits of gas central heating and double glazing with well presented accommodation and ample living space. Internally the accommodation comprises of a large dual aspect reception room, dining kitchen, ground floor bathroom and cloaks/w.c. To the first floor there are four good size bedrooms with separate w.c. The property also has solar panels helping to reduce electricity bills whilst sitting on a private plot that offers easy access to the local transport links and facilities the area has to offer. The property comes with additional outbuildings including a Swedish summerhouse that could be utilised as a separate dwelling that offers both sitting and bedroom accommodation along with a covered hot tub. To fully appreciate this family home and in particular the garden plot/small holding, a viewing is a must, contact the office to make your appointment to view today, selling with the benefit of no upward chain.

As previously mentioned the property is situated in a popular and established residential area which is conveniently located for many amenities and facilities including several local shops and all those found in nearby Long Eaton such as the Asda and Tesco superstores and many other retail outlets found along the high street, schools for all ages, health care and sports facilities including golf courses as well as excellent transport links including J25 of the M1 which is only a few minutes driving distance of the property, Long Eaton and East Midlands Parkway Stations, East Midlands Airport and the A52 providing direct access to Nottingham and Derby.



Entrance Hallway

The hallway is accessed via a South facing vegetable plot garden with enclosed veranda, hardwood flooring with open tread staircase leading to the first floor providing access to the bedrooms and separate w.c Double glazed full height entrance door with double glazed window to the side, wall mounted radiator and feature parquet flooring. Coving, wall light points, storage cupboard providing useful cloaks space and shelving for further storage. Doors to:

Cloaks/Storage Cupboard

5'10" x 2'11" approx (1.78m x 0.89m approx)

UPVC double glazed window to the rear, low flush w.c., feature wood effect tiled flooring and tiled splashback, ceiling light point and extractor fan.

Ground Floor Bathroom

9'4" x 6'9" approx (2.87m x 2.07m approx)

Three piece suite comprising of a panelled bath with hot and cold mixer tap over, semi recessed vanity wash hand basin with storage cupboard below, large walk-in shower enclosure with wet room tiled floor and mains fed shower above, UPVC double glazed window to the side. Tiling to the walls and floor, chrome heated towel rail, recessed spotlights to the ceiling. Airing/storage cupboard housing the Baxi boiler and hot water cylinder. Further storage cabinet mounted over the bath.

Kitchen Diner

19'7" x 10'0" approx (5.99m x 3.07m approx)

This bright and open dining kitchen benefits from having a range of matching wall and base units incorporating laminate work surface over, breakfast bar island unit providing additional sitting space, laminate flooring, UPVC double glazed windows to the front and side providing ample natural daylight, space and point for free standing Range cooker, space and point for free standing fridge freezer, plumbing for free standing dishwasher, washing machine and space for tumble dryer, 1½ bowl stainless steel sink with swan neck mixer tap over, tiled splashbacks, ceiling light point, stainless steel extractor hood, radiator, laminate flooring, two ceiling light points and additional space for a dining table or sitting area, subject to buyers needs and requirements. UPVC double glazed entrance door providing access to the large landscaped garden to the front elevation.

Open Plan Lounge/Dining Room

23'10" x 12'11" approx (7.26m x 3.94m approx)

This dual aspect open plan lounge/diner benefits from offering versatile living space with double glazed picture windows to the front, side and rear the room is flooded with natural daylight. Feature fireplace incorporating wooden mantle, slate hearth and Stoves cast iron multi fuel burner, wall light points, ceiling light points, coving to the ceiling and wall mounted radiators. This reception room enjoys a private and peaceful setting with views over the gardens to the front and rear elevations.

First Floor Landing

Ceiling light point, wooden parquet flooring and doors to:

Bedroom 1

14'1" x 10'5" approx (4.3m x 3.2m approx)

UPVC double glazed windows to the rear and side, exposed wood flooring, ceiling light point and wall mounted radiator.

Bedroom 2

11'9" x 9'8" approx (3.6m x 2.97m approx)

A spacious bright double bedroom with views to the rear and side elevations over the landscaped garden, laminate flooring, two wall mounted radiators and ceiling light point.

Bedroom 3

11'9" x 7'6" approx (3.6m x 2.3m approx)

This double bedroom benefits from having a UPVC double glazed picture window to the front, wall mounted radiator and ceiling light point.

Bedroom 4

12'9" x 6'7" approx (3.9m x 2.02m approx)

UPVC double glazed window to the front overlooking the landscaped garden, hardwood flooring, ceiling light point, wall mounted radiator and loft access hatch.

Separate w.c.

4'7" x 4'3" approx (1.4m x 1.3m approx)

Low flush w.c., semi recessed vanity wash hand basin with storage cupboard below, tiled splashbacks, tiling to the floor, UPVC double glazed window to the front and ceiling light point.

Outside

The property is set on a much larger than average plot with gardens to the front, side and rear. There are numerous fruit trees, raised vegetable plots and several separate sitting areas. The property is accessed via electric double gates from the front leading to the block paved driveway providing ample off the road vehicle hard standing. The winding block paved pathway leads to the front entrance door, there are several gardens laid mainly to lawn with mature shrubs, trees and fruit trees planted to the borders providing an idyllic peaceful setting. There is a paved seating area for outdoor dining, large Swedish summerhouse which has potential to be used as an annex and separate covered hot tub. To the rear there are further raised flower beds for growing fruit and vegetables along with an additional store housing the controls and unit for the solar panels.

Brick Built Store/Workshop

18'11" x 10' approx (5.77m x 3.05m approx)

Light, power and access door.

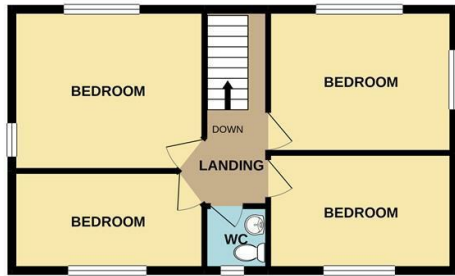
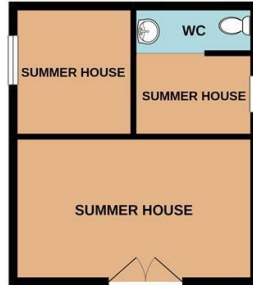
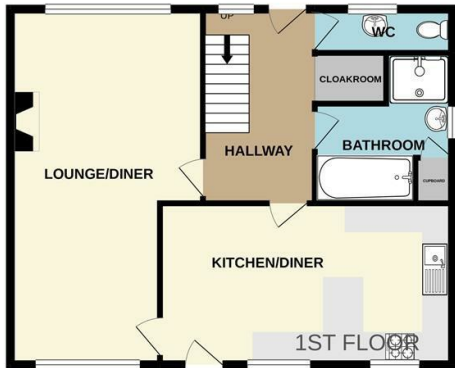
Directions

Proceed out of Long Eaton along Derby Road turning right into College Street. At the top of College Street turn left into Longmoor Road, immediately right into Springfield Avenue and right again into Sandringham Road. Turn left onto Kensington Road, left onto Buckingham Road and continue along to the head of the cul-de-sac where Gatcombe Grove can be found on the right.

6224AMNM



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 4/2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	81
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.