



Wood Avenue  
Sandiacre, Nottingham NG10 5FX

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**£240,000 Freehold**



Set back from the road with parking for several vehicles is this surprisingly spacious three bedroom semi detached house.

Behind this traditional facade lies a modern, contemporary home which is ready for immediate occupation. One of the main features of this house is the open plan kitchen/diner which has a contemporary Shaker-style range of units, wood block work surfacing and Range-style cooker. This then opens through to a uPVC double glazed conservatory which enjoys aspects over the rear garden. There is a good sized living room with dual aspect enjoying a lot of natural light and patio doors open to a sheltered patio area.

Further features include gas fired central heating served from a combination boiler, double glazed windows throughout and a modern shower room/WC.

The rear garden is of a generous size and offers attractive landscaping being tiered with a central section laid to lawn bookended by two seating areas.

Situated in this popular residential suburb, great for families and commuters alike, as schools for all ages are within walking distance, as is a regular bus service, local amenities and open space, including Stoney Clouds Nature Reserve. A couple of minute's drive away is the A52 linking Nottingham and Derby, as well as Junction 25 of the M1 motorway.

Offered for sale with NO UPWARD CHAIN. We believe this property will be ideal for families and first time buyers alike.



## ENTRANCE HALL

Double glazed front entrance door, radiator, door to living room and door to dining/kitchen.

## LIVING ROOM

16'5" x 10'1" (5.01 x 3.08)

Radiator, double glazed window to the front and double glazed patio doors opening to the rear garden.

## DINING/KITCHEN

16'5" x 9'8" increasing to 13'3" (5.02 x 2.97 increasing to 4.04)

A fitted range of contemporary Shaker-style wall, base and drawer units, with wood block work surfacing and inset ceramic sink unit with single drainer. Range-style electric cooker with extractor hood over. Integrated dishwasher and space for an American-style fridge/freezer. Concealed space for washing machine, understairs store cupboard, double glazed window to the front, open to the conservatory.

## CONSERVATORY

9'5" x 8'7" (2.89 x 2.62)

uPVC double glazed construction with door opening to the rear garden.

## FIRST FLOOR LANDING

Airing cupboard housing the "Vaillant" gas combination boiler (for central heating and hot water), double glazed window.

## BEDROOM ONE

12'8" x 9'3" (3.88 x 2.82)

Fitted bedroom furniture including wardrobes, dressing table with drawers, eye level units over. Overstairs store cupboard, radiator, double glazed window to the front.

## BEDROOM TWO

10'7" x 10'1" (3.24 x 3.09)

Overstairs store cupboard, radiator, double glazed window to the front.

## BEDROOM THREE

10'1" x 6'9" (3.08 x 2.08)

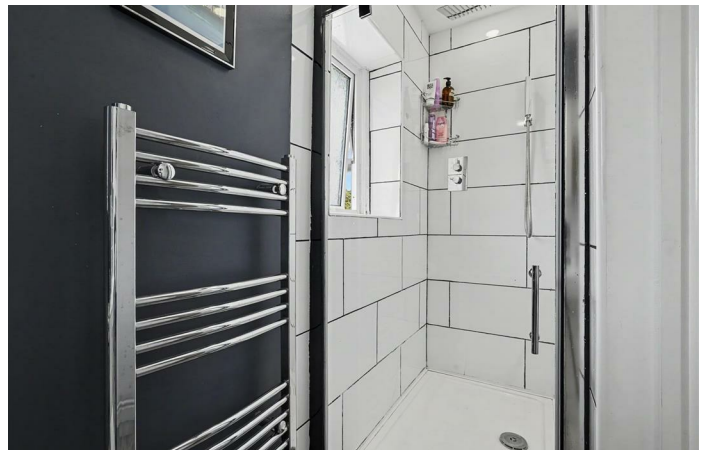
Hatch to loft space, radiator, double glazed window to the rear.

## SHOWER ROOM

Modern three piece suite comprising wash hand basin with vanity unit, low flush WC and shower enclosure with twin rose thermostatically controlled shower system. Heated towel rail, double glazed window.

## OUTSIDE

The property is set back from the road with a block paved forecourt providing parking for several vehicles, flanked to both sides with flower/shrub borders. There is gated pedestrian access at the side of the house leading to the rear garden. The rear garden is attractively landscaped and tiered in three sections with generous patio area surrounding the rear elevation and conservatory. Steps lead to a central garden laid to lawn, flanked with flower and shrub beds. There is a pathway to one side of the lawn leading to the top garden which offers a further seating area and garden shed.



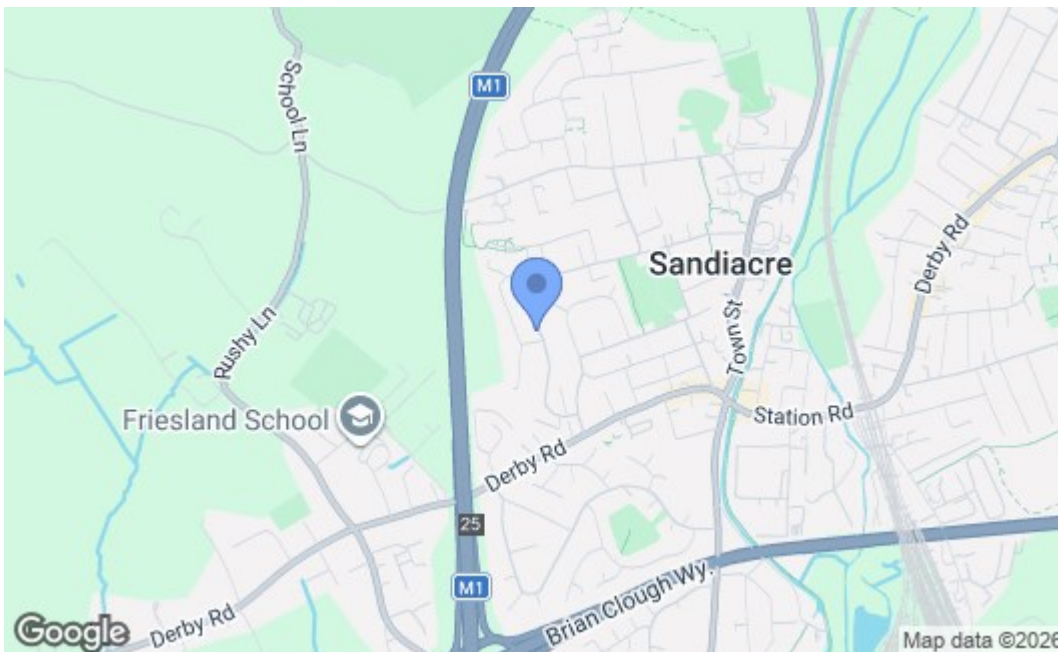


GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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.  
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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			
		69	82
<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	

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