



Regent Street  
Sandiacre, Nottingham NG10 5AU

A SURPRISINGLY SPACIOUS, THREE STOREY,  
THREE DOUBLE BEDROOM END TOWN  
HOUSE

**£230,000 Freehold**



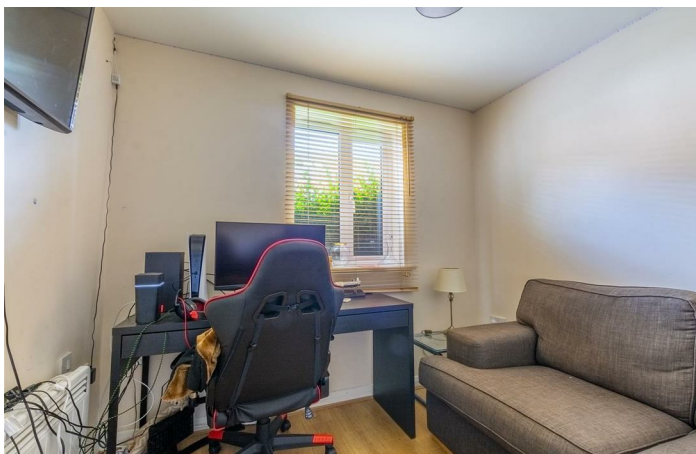
A SURPRISINGLY SPACIOUS, THREE STOREY, THREE DOUBLE BEDROOM END TOWN HOUSE.

This spacious and adaptable property is great for growing families and those wishing to work from home, the accommodation comprising entrance hall, cloaks/w.c., study/sitting room (potential fourth bedroom) and an open plan dining kitchen. To the first floor, the landing provides access to the living room with Juliet balcony and a double bedroom with en suite shower room facilities. To the second floor is the family bathroom and two further double bedrooms, one with an en suite shower room.

The property benefits from off-street parking, single attached brick built garage and enclosed rear gardens. Conveniently located within walking distance of local amenities, including regular bus service linking Nottingham and Derby, a Lidl Supermarket, as well as local independent shops, bistro restaurants and take-aways and for those wishing to commute further afield, the A52 for Nottingham, Derby and junction 25 of the M1 Motorway is a short drive away.

The property is electrically heated, has UPVC double glazing and was built in approximately 2006 by Westerman Homes.

We strongly recommend an early internal viewing to avoid disappointment.



## ENTRANCE HALL

Front entrance door, stairs to the first floor with understairs storage cupboard and doors to all ground floor rooms.

## STUDY/SITTING ROOM

9'1" x 8'7" (2.79 x 2.62)

A versatile room that could also be used as a ground floor bedroom, with electric heater and double glazed window to the front.

## CLOAKS/W.C.

Incorporating a two piece suite comprising wash hand basin and low flush w.c.

## DINING KITCHEN

12'11" x 12'1" (3.94 x 3.69)

Incorporating a range of fitted wall, base and drawer units with roll edge work surfacing and inset 1½ bowl stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Integrated microwave, plumbing and space for washing machine and further appliance spaces. Table and chair space, double glazed window and double glazed French doors leading to the rear garden.

## FIRST FLOOR LANDING

Stairs leading to the second floor and doors to bedroom 1 and living room.

## LIVING ROOM

12'11" x 12'1" (3.95 x 3.7)

Electric night storage heater, double glazed window and double glazed French doors with Juliet balcony and aspect over the rear.

## BEDROOM 1

13'1" x 9'0" (3.99 x 2.76)

Electric heater, double glazed window to the front and door to en suite.

## EN SUITE

Incorporating a three piece suite comprising wash hand basin, low flush w.c. and shower cubicle with electric shower. Partially tiled walls, and double glazed window.

## SECOND FLOOR LANDING

Electric night storage heater and built-in airing cupboard with hot water pressurised system.

## BEDROOM 2

12'11" x 8'11" (3.95 x 2.72)

Electric heater, double glazed window to the front and door to en suite.

## EN SUITE

Incorporating a two piece suite comprising wash hand basin and shower cubicle with electric shower. Double glazed window.

## BEDROOM 3

12'2" x 6'11" (3.72 x 2.12)

Electric heater and double glazed window to the rear.

## FAMILY BATHROOM

8'9" x 5'4" (2.69 x 1.65)

Incorporating a three piece suite comprising pedestal wash hand basin, low flush w.c. and panel bath. Electric heater and double glazed window.

## OUTSIDE

Small open plan front garden, driveway providing off-street parking leading to attached brick built garage. The rear garden is enclosed and fenced in with patio and lawn.

## BRICK GARAGE

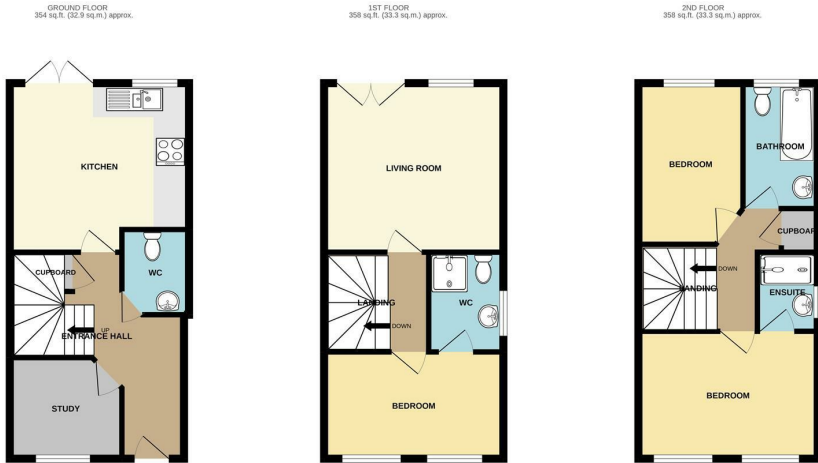
Up and over door, light and power and courtesy door to rear garden.

## DIRECTIONAL NOTE

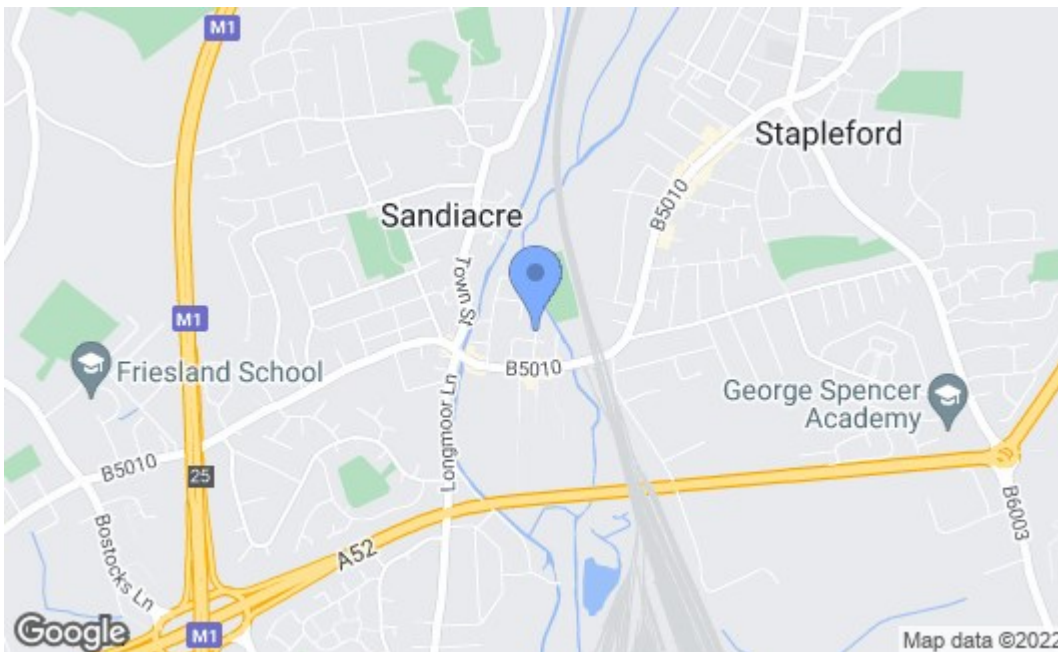
From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre and continue over the railway bridge into Station Road, Sandiacre. Turn second right after the bridge onto Regent Street, continuing along the road where the property can be found on the left hand side, identified by our For Sale Board.

Ref: 7484ps





TOTAL FLOOR AREA - 1071 sq.ft. (99.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, wall-toe, 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 Metagix v10.022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		79	
(69-80) C			
(55-68) D			
(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.