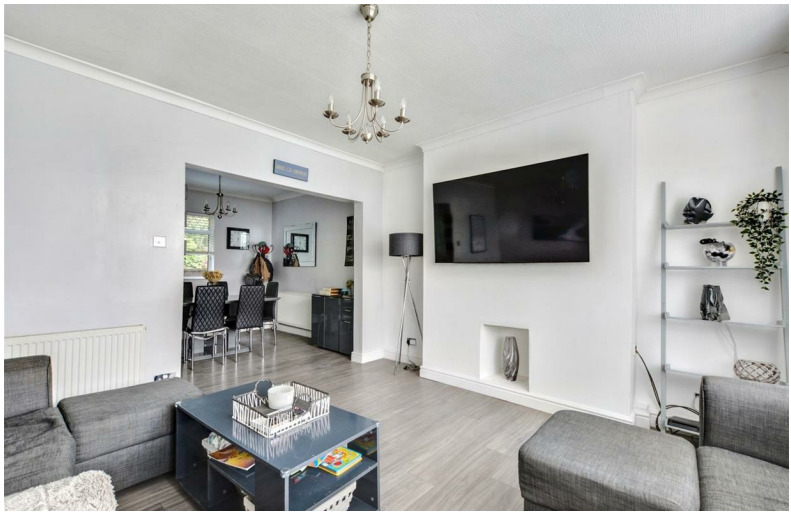
Robert Ellis

look no further. . .



Austins Drive
Sandiacre, Nottingham NG10 5JX

A THREE BEDROOM SEMI DETACHED HOME.

£240,000 Freehold

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Behind this instantly attractive traditional facade lies a modern, contemporary three bedroom semi detached home.

This property will make a fantastic first purchase, with enough space for young families also. A particular feature of this property is the extended open plan dining kitchen. The property also enjoys a generous through lounge diner with living room to the front and dining area to the rear. Centrally heated from a combination boiler and double glazed throughout.

Situated in this popular residential suburb, great for families and commuters alike as schools for all ages are within easy reach. A short drive away can be found the A52 linking Nottingham and Derby, as well as Junction 25 of the M1 motorway. For those who enjoy the outdoors, the Erewash Canal can be found a short stroll away which forms part of the Nutbrook Trail, cycle/foot path linking Shipley Country Park to the North and Trent Lock in Sawley to the South. Sandiacre has a useful range of shops and facilities, including Lidl, Co-Op and regular bus service.

The property benefits from off-street parking, car port and courtyard style rear garden.

Internal viewing is recommended.

ENTRANCE HALL
Composite double glazed front entrance door, radiators, stairs to the first floor.

LIVING ROOM
12'2" plus bay x 13'6" (3.72 plus bay x 4.13)
Radiator, double glazed bay window to the front, partially open to dining area.

DINING AREA
11'7" x 10'4" (3.55 x 3.16)
Radiator, double glazed window to the rear. Glazed double doors to dining kitchen.

DINING KITCHEN
13'1" x 10'1" reducing to 6'5" (4.01 x 3.08 reducing to 1.97)
Incorporating a range of modern fitted wall, base and drawer units, with work surfacing and inset stainless steel sink unit with single drainer. Electric oven, gas hob and extractor hood over. Integrated wine cooler, plumbing and space for washing machine and further appliance space. Feature flat panel radiator, understair walk-in store alcove, two double glazed windows, composite side exit door.

FIRST FLOOR LANDING
Double glazed window, doors to bedrooms and bathroom.

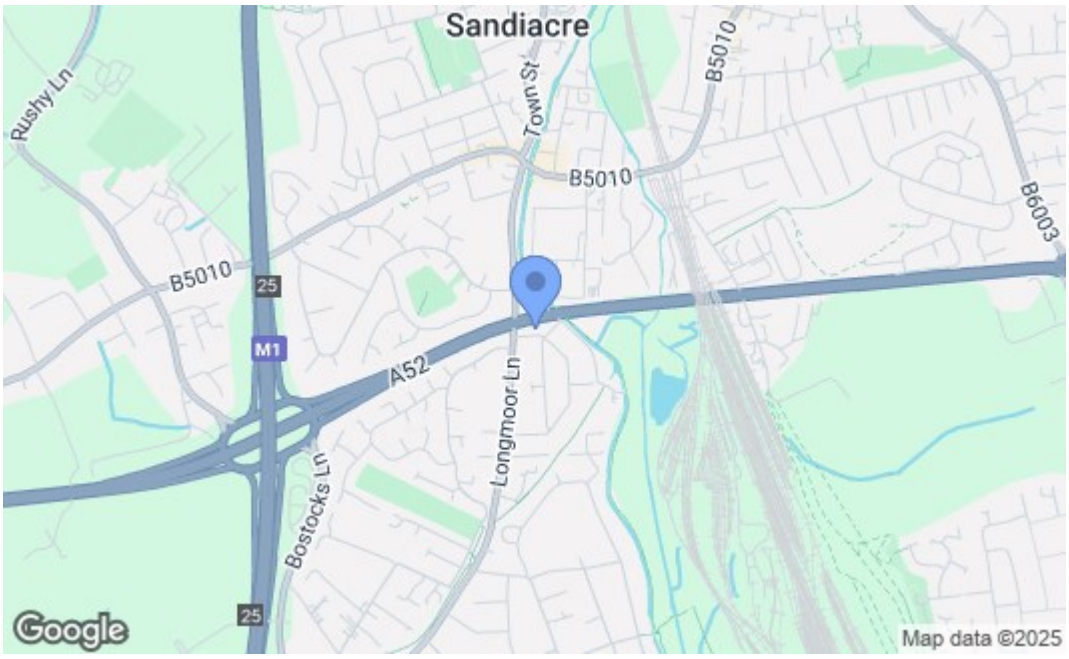
BEDROOM ONE
11'4" min x 10'2" (3.46 min x 3.11)
Radiator, double glazed window to the rear.

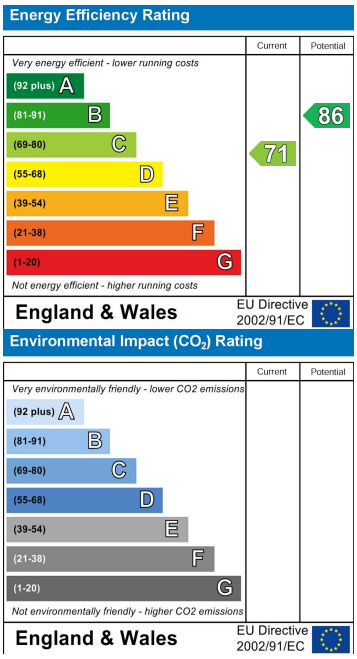
BEDROOM TWO
12'3" x 9'2" (3.74 x 2.80)
Radiator, double glazed window to the front.

BEDROOM THREE
8'2" x 4'11" (2.51 x 1.51)
Radiator, double glazed window to the rear.

BATHROOM
8'0" x 8'9" (2.44 x 2.67)
Modern three piece suite comprising wash hand basin, low flush WC, "P" shaped shower bath with mixer shower and screen over. Built-in airing cupboard housing Baxi combination boiler (for central heating and hot water). Double glazed window.

OUTSIDE
The property has a fenced and enclosed front garden laid to lawn. A driveway provides off-street parking for two vehicles in tandem and leads to a car port. There is gated access at the side of the house where a side entrance door can be found. The pathway leads to the rear garden which is courtyard in design with a block paved central seating area with ornamental broken slate bed borders. The rear boundary backs onto a small wooded area, beyond which is the A52 Flyover.





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.