Robert Ellis

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Regent Street
Sandiacre, Nottingham NG10 5AU

A THREE STOREY, THREE BEDROOM TOWN HOUSE.

£240,000 Freehold

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A surprisingly spacious three storey three bedroom town house.

This modern property was built circa 2015 and since that time, the current owners have updated and refurbished the property and it comes to the market in a ready to move into condition, with a stylish contemporary interior.

This energy efficient home has a rating of B and benefits from gas fired central heating from a combination boiler and double glazed windows throughout.

A welcoming hallway invites you into the property with a feature staircase and useful storage solutions. On this level, there is a useful cloakroom/WC and the hallway leads you to the open plan kitchen diner which has French doors opening to the rear garden. The feature staircase leads you to the first floor where the living room is located and a spacious family room enjoying rear aspects. Also on this level are bedrooms two and three and the family bathroom.

A further feature staircase on the first floor carries you to the second floor landing which again has a useful storage solution and access to the master suite where there is a double bedroom and en-suite shower room.

The property benefits from off-street parking to the front, as well as an integral garage which could also be used as a workshop, etc. The rear gardens are landscaped with patio and lawn.

Situated in an established and convenient residential location, great for families and commuters alike. Sandiacre has a good range of facilities, including a Lidl, Co-Op, as well as independent retailers, coffee shop, bistro and restaurant. Offering great commutability with a short walk to a regular bus service linking Nottingham and Derby. A short drive away can be found the A52 and Junction 25 of the M1 motorway.

This property is ideal for a range of buyers, including first time buyers, professional couples needing space to work from home, as well as young families.

Internal viewing is recommended.

ENTRANCE HALL
Composite double glazed front entrance door, feature staircase leading to the first floor, useful storage solution.

CLOAKS/WC
Housing a two piece suite comprising wash hand basin and low flush WC.

KITCHEN/DINER
14'1" x 7'10" (4.3 x 2.41)
Comprising a range of fitted wall, base and drawer units, with contrasting wood block style worktops and inset one and half bowl stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over with feature brushed stainless steel splashback. Integrated dishwasher, fridge and freezer. Space and plumbing for washing machine. Cupboard housing gas combination boiler (for central heating and hot water). The dining area has table and chair space, radiator, understairs store cupboard. Double glazed window, double glazed French doors opening to the rear garden.

FIRST FLOOR LANDING
Access from a feature staircase from the ground floor which is oak trimmed, this theme also follows to the second floor. The first floor landing provides access to the living room, bedrooms two and three and family bathroom.

LIVING ROOM
14'4" x 10'0" (4.37 x 3.06)
Radiator, two double glazed windows to the rear.

BEDROOM TWO
11'9" x 6'9" (3.6 x 2.07)
Radiator, double glazed window to the front.

BEDROOM THREE
8'1" x 7'0" (2.47 x 2.15)
Radiator, double glazed window to the front.

FAMILY BATHROOM
6'5" x 6'9" (1.97 x 2.07)
Three piece suite comprising wash hand basin, low flush WC and panel bath with mixer shower attachment. Fitted bathroom cabinet, shaver point, heated towel rail.

SECOND FLOOR LANDING
Fitted storage cupboard and access to useful eaves storage space. Door to master bedroom.

BEDROOM ONE
12'6" x 10'7" (3.83 x 3.25)
Access to useful eaves storage space, built-in wardrobes, radiator, two double glazed Velux roof windows. Door to en-suite.

EN-SUITE
5'6" x 5'1" (1.68 x 1.55)
Three piece suite comprising floating wash hand basin, low flush WC and corner shower cubicle with thermostatically controlled shower. Fitted bathroom cabinet, heated towel rail, Velux double glazed roof window.

OUTSIDE
The property is set back from the road with a driveway providing off-street parking for one car leading to the integral garage. There is a pathway and steps leading to the front door. The rear garden is fenced and enclosed with patio area beyond the rear elevation which leads onto a lawn. At the foot of the plot is a gate leading to a pedestrian walkway returning to the front.

GARAGE
17'9" x 7'10" (5.42 x 2.41)
Up and over door, light and power.

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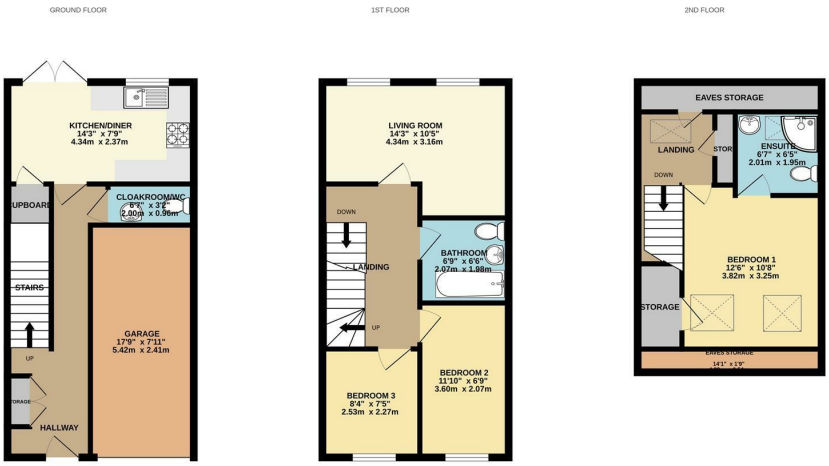

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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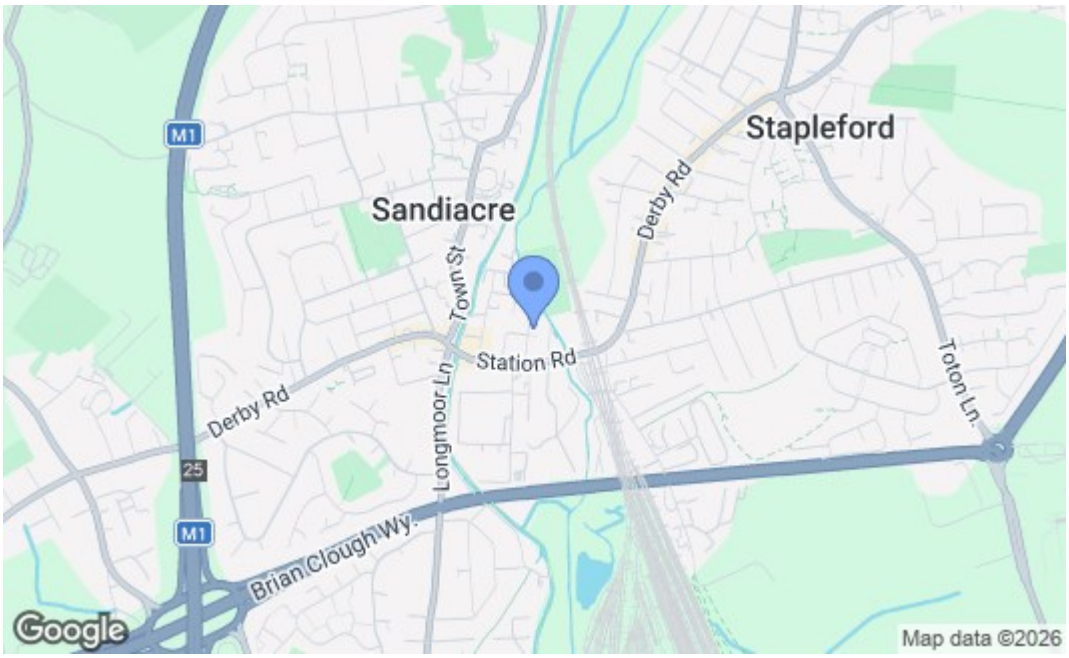

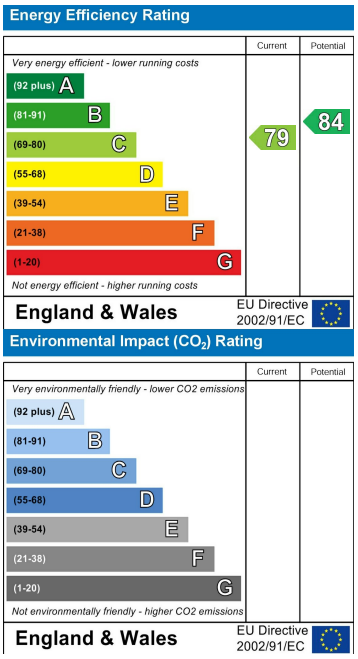

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