



Bridge Street
Sandiacre, Nottingham NG10 5QT

A MODERN THREE BEDROOM END
TERRACE HOUSE

£220,000 Freehold



A THREE BEDROOM END TERRACE HOUSE. WITH THE BENEFIT OF A RECENT EXTENSION TO THE REAR TO PROVIDE FOR AN OPEN PLAN LIVING DINING AND STUDY SPACE.

This surprising spacious modern property, built by Westerman homes has been updated and improved by the current owners with features including a refurbished kitchen with built in appliances, replacement "Smart" electric night storage heating and refurbished family bathroom.

Further features of this property include a Cloaks/WC and ensuite shower room to the master bedroom. Parking for two vehicles side by side at the front and enclosed easy to maintain rear gardens.

The property is conveniently situated within walking distance of local amenities including a Lidl, regular bus service, two restaurants, contemporary bistro and the attractive Erewash Canal which forms part of the Nutbrook Trail, great for walkers and cyclists to enjoy .

There is also excellent schooling nearby for all ages with Risley and Sandiacre. For commuters there is access to the A52 providing access to Nottingham, Derby and Junction 25 of the M1 Motorway.

The property comes to the market in a ready to move into condition and will make a fantastic first home. We highly recommend an internal viewing.



Entrance Hall

3.23m x 2.24m

Panel and double glazed entrance door, stairs to first floor, and dimplex wall mounted heater.

WC

A white two piece suite comprising push flush wc and wash hand basin with tiled splash backs. Wall mounted storage heater and double glazed window to the front.

Kitchen

10'7" x 7'4" (3.24m x 2.24m)

Fitted range of base and wall cupboards with contrasting wood effect worktop and inset one and a half bowl ceramic sink unit with single drainer. Built in electric oven, hob and extractor. Integrated dishwasher, fridge and freezer. Plumbing for washing machine. Double glazed window to the front.

Living Room

15'5" x 15'0" (4.71m x 4.58m)

Smart night storage heater, understair store cupboard, double glazed window to the rear and open to:

Dining/Study Area

8'7" x 8'3" (2.63 x 2.54)

Partial vaulted ceiling with Velux roof window, wall mounted electric heater, double glazed French doors to the rear.

First Floor Landing

Smart electric night Storage heater and access to the loft space. Airing cupboard.

Master Bedroom

12'11" x 8'4" (3.94m x 2.55m)

TV point, electric heater and double glazed window to the rear.

En-Suite

8'4" x 3'3" (2.55m x 1.00m)

Three piece suite comprising tiled and enclosed

shower cubicle, wash hand basin and push flush wc. Heated towel rail Double glazed window to the side.

Bedroom 2

9'7" x 7'9" (2.93m x 2.37m)

Wall mounted electric heater and double glazed window to the front,

Bedroom 3

9'5" x 6'4" (2.88m x 1.94m)

Wall mounted electric heater and double glazed window to the rear.

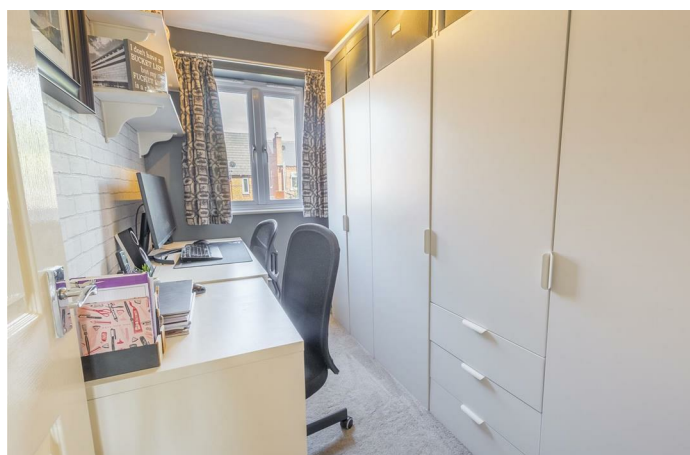
Bathroom

6'11" x 4'11" (2.12m x 1.51m)

White three piece suite comprising panelled bath with dual rose thermostatically controlled shower system, wash hand basin with vanity unit and push flush wc. Partially tiled walls, extractor fan, heated towel and double glazed window to the front.

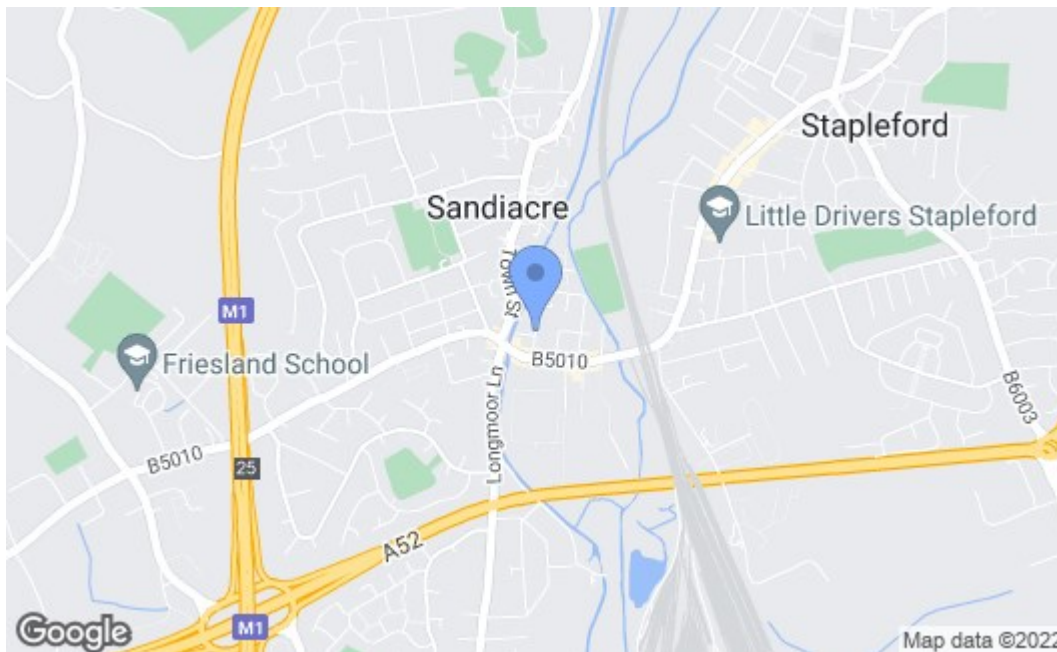
Outside

To the front of the property we have a double side by side driveway providing off street parking for two vehicles. There is a pathway leading to the front entrance door, plum slate shingled borders with external lighting and side access leading to the rear garden. To the rear of the property is fully enclosed by timber fencing and is designed for ease of maintenance being gravelled with a paved patio area ideal for entertaining.





While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 ©2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			72
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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