Robert Ellis

*look no further...*

A THREE BEDROOM MID TERRACE HOUSE.

Cockayne Close
Sandiacre, Nottingham NG10 5NY

**£199,500 Freehold**

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A first glance is not nearly enough to appreciate this surprisingly spacious three bedroom mid terrace house.

This relatively modern property comes to the market in a ready to move into condition, offering a modern, stylish interior with an extended breakfast kitchen with built-in cooking appliances and a generous living room with aspects to the rear garden. The property benefits from central heating from a combination boiler and double glazing throughout.

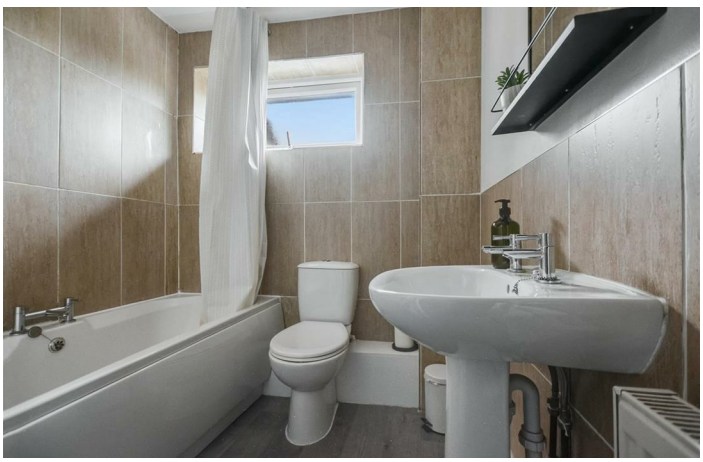
Situated in a small no through road cul de sac location, there is a large rear parking area with unrestricted off-street parking, as well as unrestricted on-street parking to the front of the property. Situated in this highly regarded residential suburb offering great commutability as the A52 linking Nottingham and Derby, and Junction 25 of the M1 motorway is only a few minutes drive away.

Sandiacre has a variety of shops and amenities and is close to the nearby larger market town of Long Eaton where there are shops and facilities, including a train station which gives direct access to London.

The contemporary theme of the property continues outside with the rear garden being attractively landscaped with an area of artificial lawn, decked patio areas and raised planters. This creates a great place to unwind without the stress of having to mow the lawn.

This property is ideal for first time buyers in particular, and with three bedrooms great for those looking to work from home, as well as having enough room for young families.

A viewing is highly recommended.



ENTRANCE PORCH
Composite double glazed front entrance door, fixed shelving and access to the meter cupboard. Door to entrance hall.

ENTRANCE HALL
Stairs to the first floor, radiator, doors to living room and kitchen.

BREAKFAST KITCHEN
14'2" x 8'0" (4.34 x 2.45)
Modern range of fitted wall, base and drawer units with work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine, space for slimline dishwasher. Further appliance space and cupboard housing 'Baxi' gas boiler (for central heating and hot water). Breakfast bar, double glazed window to the front.

LIVING ROOM
14'7" x 14'4" (4.46 x 4.37)
Useful understairs store cupboard, two radiators, double glazed window and double glazed door leading to the rear garden.

FIRST FLOOR LANDING
Loft hatch, doors to bedrooms and bathroom.

BEDROOM ONE
12'11" x 8'0" (3.94 x 2.44)
Radiator, double glazed window to the rear.

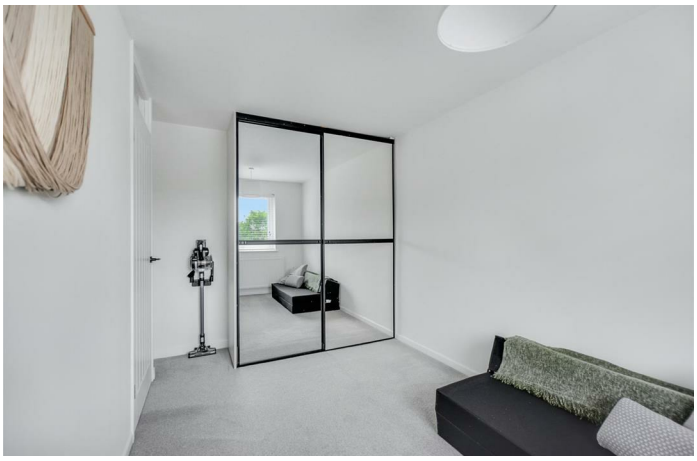
BEDROOM TWO
11'6" x 7'8" (3.51 x 2.35)
Radiator, double glazed window to the front, newly fitted sliding wardrobe with mirrored doors.

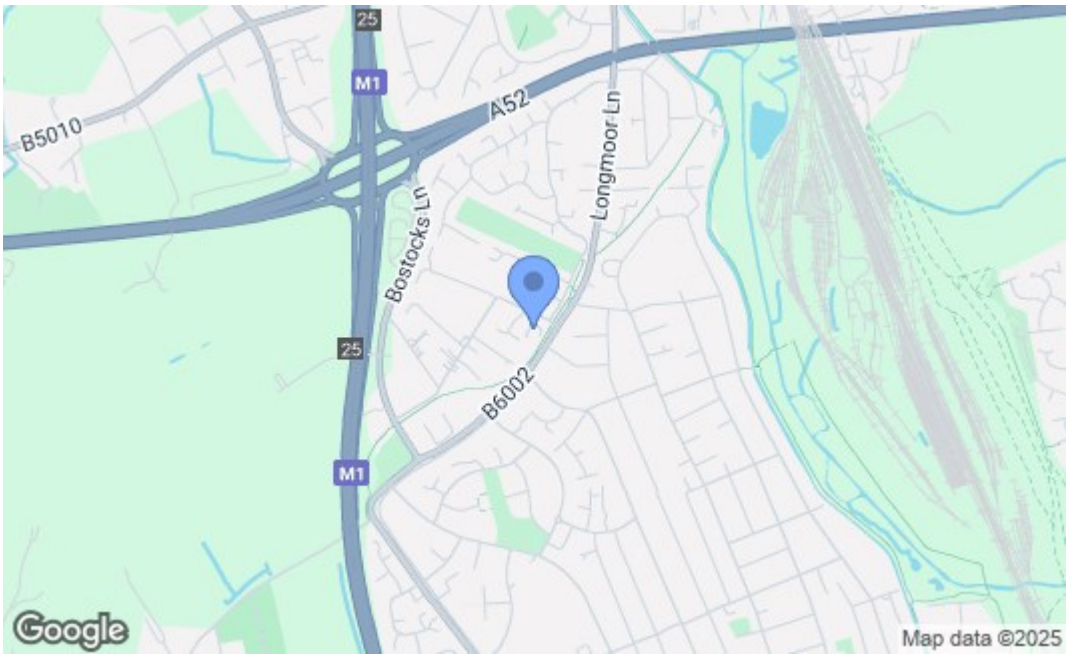
BEDROOM THREE
8'5" x 6'7" (2.58 x 2.03)
Radiator, double glazed window to the rear.

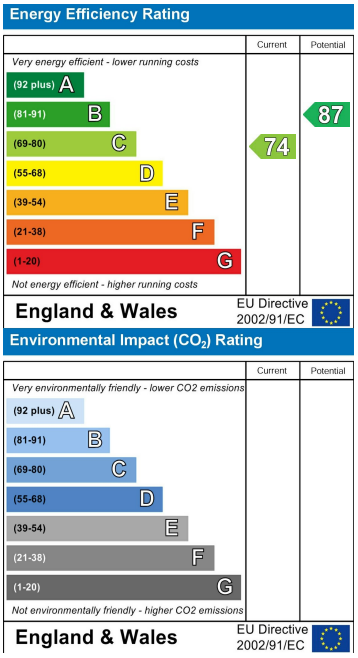
BATHROOM
8'1" x 6'3" (2.48 x 1.93)
Three piece suite comprising pedestal wash hand basin, low flush WC, bath with shower over. Tiling to walls, radiator, double glazed window, useful over-the-stairs storage cupboard (former airing cupboard).

OUTSIDE
To the front is a fenced in garden laid to artificial lawn. There is a pedestrian gate leading to the front door. The rear garden is enclosed and contemporary landscaped with central area laid to artificial lawn, flanked by two decked terraced areas to the front and back of the lawn. To each side are raised timber sleeper style gravel beds, timber storage shed to the foot of the plot. There is a pedestrian gate at the foot of the plot leading to the rear parking area where there is ample unrestricted off-street parking.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.






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.

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