



**Doncaster Avenue
Sandiacre, Nottingham NG10 5FL**

**A THREE BEDROOM SEMI DETACHED
HOUSE.**

£250,000 Freehold



Behind this attractive bay fronted traditional facade lies a modern contemporary home, ideal for first time buyers and young families.

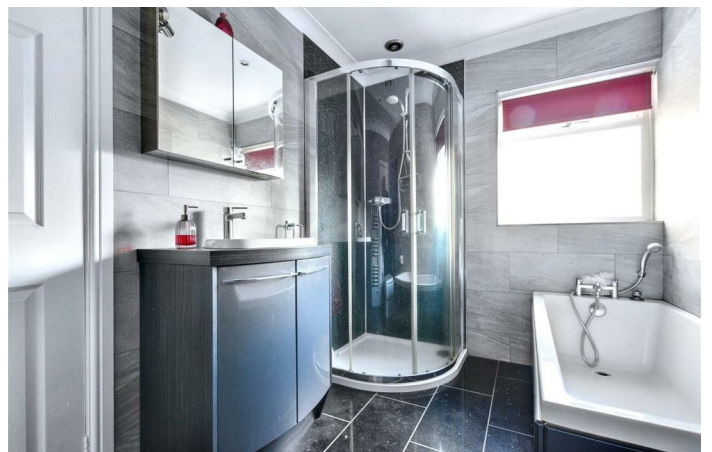
As soon as you step into the property, you are greeted by a spacious and contemporary living room with glazed double doors opening to an impressive open plan dining kitchen with partial vaulted ceiling and French doors opening to the rear garden. The kitchen has an array of modern handle-free fitted units and built-in appliances. This kitchen certainly has the "WOW" factor and is great for socialising and entertaining.

Other features of this property include a contemporary four piece ground floor bathroom, gas fired central heating served from a combination boiler, and double glazed windows throughout.

The property benefits from a forecourt providing off-street parking for two vehicles side-by-side and enjoys attractively landscaped rear gardens where the contemporary theme continues, with a generous tiled terraced patio area (great for alfresco dining), a central garden area with artificial lawn, and a useful composite garden shed/cabin.

This property is situated in an extremely convenient location for both families and commuters alike, being opposite a local park and adjacent to an infants school. The property is a short walk to local shops and facilities, and a regular bus service serving Nottingham and Derby. For those looking to commute further afield, within a few minutes drive is the A52 linking Nottingham/Derby and Junction 25 of the M1 motorway.

We recommend an early internal viewing to avoid disappointment.



OPEN PLAN LIVING ROOM

14'9" x 15'5" (4.5 x 4.7)

Light and airy contemporary space with feature tubular radiator, electric underfloor heating, stairs leading to the first floor, double glazed square bay window to the front, double glazed window and front entrance door. Glazed double doors to the open plan dining kitchen.

OPEN PLAN DINING KITCHEN

24'8" x 8'1" increasing to 9'10" (7.52 x 2.47 increasing to 3.02)

A modern and contemporary range of fitted handle-free wall, base and drawer units with complimentary worktops and inset one and a half bowl sink unit with single drainer. Built-in electric oven, induction hob and extractor hood over. Integrated dishwasher, plumbing and space for washing machine and space for fridge/freezer. Radiator, porcelain tiled floor with electric underfloor heating, partially vaulted ceiling with Velux double glazed roof window. Double glazed window to the side, double glazed French doors opening to the attractive patio area.

BATHROOM

9'7" x 6'7" (2.94 x 2.02)

Incorporating a contemporary four piece suite comprising wash hand basin with vanity unit, low flush WC with concealed cistern, bathtub with mixer shower attachment, separate walk-in shower cubicle with thermostatically controlled shower. Porcelain tiled floor, porcelain tiled walls, heated towel rail, walk-in closet housing 'Worcester' gas combination boiler (for central heating and hot water). Double glazed window.

FIRST FLOOR LANDING

Double glazed window, loft hatch with pull-down ladder to majority boarded loft.

BEDROOM ONE

12'0" x 11'11" (3.66 x 3.65)

Walk-in closet, radiator, double glazed window to the front.

BEDROOM TWO

10'0" x 8'2" (3.06 x 2.49)

Radiator, double glazed window to the rear.

BEDROOM THREE

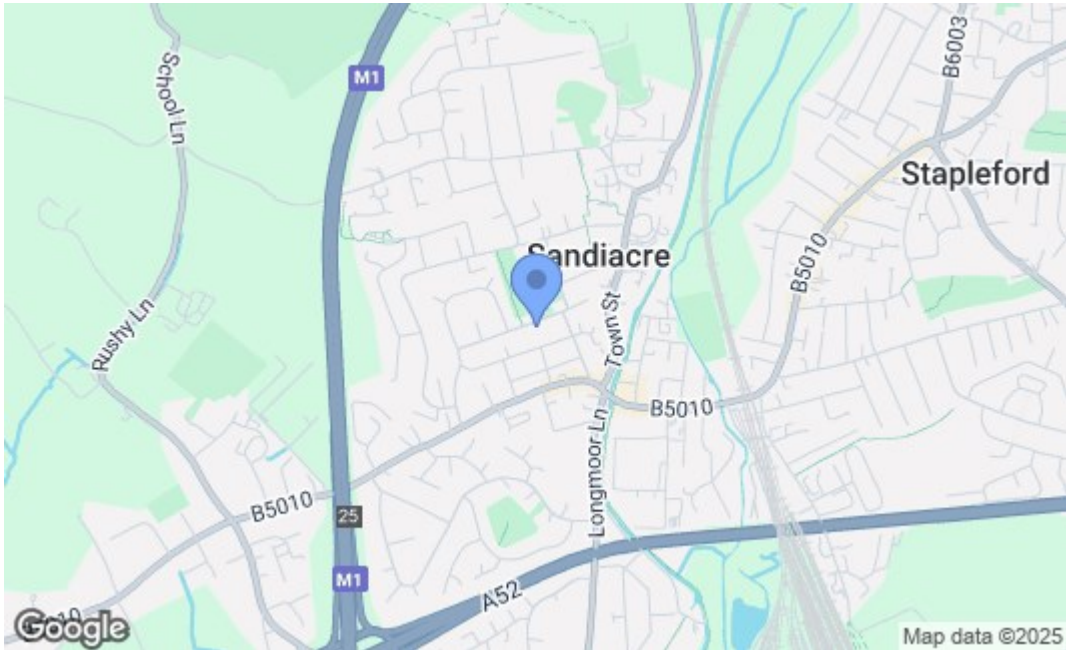
6'11" x 6'8" (2.13 x 2.04)

Radiator, double glazed window to the rear.

OUTSIDE

To the front there is an attractive resin bonded driveway with off-street parking for two vehicles side-by-side. There is gated pedestrian access to the side of the house leading to the rear garden. The rear garden is attractively landscaped with a contemporary feel, with a large porcelain slab patio area (great for alfresco dining and BBQing in the Summer months). Beyond this is an attractive garden area with central artificial lawn flanked with ornamental broken slate beds inset with shrubs. At the foot of the plot is a composite garden shed with adjacent area, again laid to artificial lawn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales 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.