



Shaftesbury Avenue  
Sandiacre, Nottingham NG10 5GU

A FOUR BEDROOM DETACHED FAMILY  
HOUSE.

**Offers Over £345,000 Freehold**



A surprisingly spacious and versatile four bedroom detached family house.

Situated on a corner position, this property has been significantly extended to the ground floor to provide for generous and flexible accommodation which includes a partial annex with sitting room, double bedroom and en-suite shower room. Ideal for a variety of scenarios, including a dependent relative, teenager, guest bedroom accommodation or ideal for those looking for additional space to work from home.

Also on the ground floor is a living room with media wall and "L" shaped open plan family dining kitchen, great for entertaining and a superb social space. There is also a useful utility room. The first floor accommodation provides for three bedrooms and bathroom/WC.

Other features of this property include gas fired central heating, double glazed windows and the addition of solar paneling providing discounted electricity making this an energy efficient home currently with a B rating.

Situated on a corner plot with in and out driveway providing ample off-street parking with additional gated hard standing at the side of the property (ideal for caravan, motorhome, etc). There are good sized rear gardens which also house a block and rendered garage/workshop.

Situated in this highly regarded residential suburb, great for families and commuters alike, as schools for all ages are within walking distance, including Friesland. Within a couple of minutes drive can be found the A52 and Junction 25 of the M1 motorway. Sandiacre sits between Derby and Nottingham.

An interesting property that can only really be fully appreciated on viewing internally.



## ENTRANCE HALL

Double glazed window, front entrance door, door to cloaks cupboard, radiator, stairs to the first floor.

## LOUNGE

12'10" x 13'6" (3.92 x 4.13)

Feature media wall with inset space for flat screen TV, concealed trunking for wiring. Two contemporary flat panel radiator, double glazed square bay window to the front.

## OPEN PLAN FAMILY DINING KITCHEN

### KITCHEN AREA

20'11" reducing to 17'1" x 9'11" (6.38 reducing to 5.21 x 3.04)

Incorporating a fitted range of wall, base and draw units with work surfacing and inset one and a half bowl sink unit with single drainer, SMEG electric/gas range, plumbing and space for dishwasher, appliance space. Utility closet housing gas combination boiler (for central heating and hot water), double glazed door to the side, double glazed window to the utility room. Opening to dining area.

### DINING AREA

9'4" x 7'8" (2.86 x 2.36)

Double glazed patio door to utility room, double glazed patio door to rear garden, door to sitting room.

### UTILITY ROOM

10'2" x 8'3" (3.1 x 2.54)

Lean-to construction with uPVC windows, plumbing and space for washing machine, door to rear.

### SITTING ROOM

15'6" x 9'10" (4.73 x 3.01)

Radiator, double glazed patio door to the rear, door to ground floor bedroom.

### GROUND FLOOR BEDROOM

15'6" reducing to 9'1" x 9'5" (4.74 reducing to 2.78 x 2.89)

Radiator, double glazed window to the front and door to en-suite.

### EN-SUITE

6'6" x 5'0" (2 x 1.54)

Three piece suite comprising wash hand basin with vanity unit, low flush WC, shower cubicle. Heated towel rail, double glazed roof window.

## FIRST FLOOR LANDING

Fitted linen cupboard, hatch and ladder to (mostly) boarded loft, doors to bedrooms and bathroom.

### BEDROOM ONE

11'4" x 11'3" (3.47 x 3.43)

Radiator, double glazed window to the front.

### BEDROOM TWO

10'0" x 8'2" (3.06 x 2.50)

Radiator, double glazed window to the rear.

### BEDROOM THREE

10'7" x 8'9" overall (3.23 x 2.69 overall)

Radiator, double glazed window to the front.

### FAMILY BATHROOM

11'9" x 5'4" reducing to 2'10" (3.59 x 1.65 reducing to 0.88)

Three piece suite comprising wash hand basin, low flush WC, corner bath with electric shower over. Partially tiled walls, radiator, double glazed window.

### OUTSIDE

The property is situated on a corner plot with in and out driveway and forecourt providing parking for several vehicles with partially fenced in front garden area with shrubs. There are double vehicle gates at the side of the property providing access to additional hard standing (ideal for caravan, motorhome, etc). This in turn leads to the rear garden which is fenced and enclosed with lawn, generous patio area, deck and gravel beds.

### GARAGE/WORKSHOP

24'3" x 10'0" (7.4 x 3.05)

Block and rendered construction with twin timber doors to the front, double glazed window and door to the side, light and power.

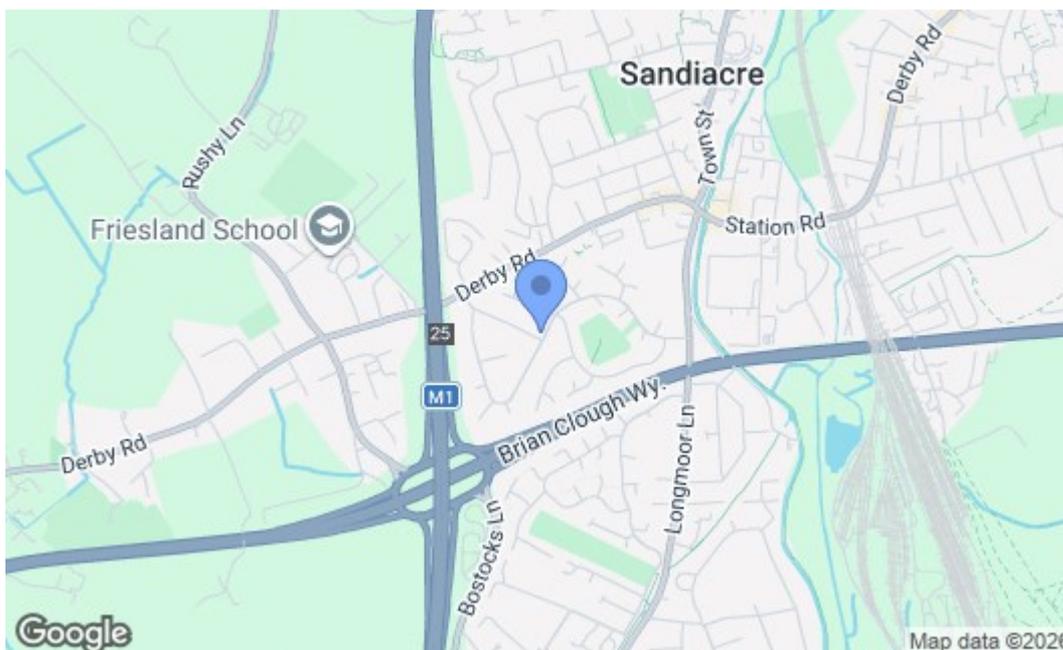
### DIRECTIONS

From the A52/Junction 25 of the M1 motorway, proceed towards Sandiacre and Risley on Bostocks Lane. At the traffic light crossroads, turn right heading towards Sandiacre on Derby Road. Turn first right onto York Avenue. Turn left onto Shaftesbury Avenue and follow the road to the end where the property can be found on the left hand side, identified by our For Sale board. Ref: 8105PS





TOTAL FLOOR AREA: 1343 sq.ft. (124.7 sq.m.) approx.  
While every effort 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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