



Springfield Avenue,  
Sandiacre, Nottingham  
NG10 5LZ

**Price Guide £685-695,000**  
**Freehold**



THIS IS AN INDIVIDUAL FOUR OR FIVE BEDROOM DETACHED HOME WITH SPACIOUS GROUND FLOOR LIVING SPACE SITUATED ON A LARGE PLOT IN THIS MOST POPULAR RESIDENTIAL AREA.

Being located on Springfield Avenue, this stunning detached property offers a lovely home which includes deceptively spacious accommodation and for the size of the property and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this beautiful home for themselves. The property offers versatile accommodation with open plan living space to the ground floor and there is also an additional room which could be used as a reception room or fifth bedroom as this room is next to the ground floor shower room/w.c. The property is well placed for easy access to all the amenities and facilities provided by the surrounding area which includes excellent transport links, all of which have helped to make this a popular and convenient place to live.

The property has an attractive appearance and is constructed of brick to the external elevations under a pitched tiled roof with three dormer windows to the front elevation and the well proportioned and spacious accommodation derives all the benefits from having gas central heating and double glazing. Being entered through the covered porchway and the front door, the accommodation includes the reception hall, from which stairs lead to the first floor and there are doors to the through lounge which has a feature fireplace and French doors leading out to the covered patio at the rear of the property, there is a further reception room which could be a study, sitting room or fifth bedroom and there is a glazed door from the hallway to the open plan living/dining kitchen which includes an exclusively fitted kitchen area with cream gloss units and includes several integrated appliances and a RangeMaster cooking range, the dining area opens to the conservatory/sitting area, from which French doors lead out to the block paved patio at the rear of the property. There is a most useful utility room which is well fitted with wall and base units and to the first floor the landing leads to the four double bedrooms, with two of the bedrooms having en-suite shower rooms and the main bedroom also has a walk-in wardrobe with shelving and hanging space and there is the fully tiled bathroom which includes a spa bath and a separate corner shower. Outside there is a block paved driveway providing off road parking, a mature front garden with lawn having borders to the sides, there is a car port to the right hand side of the property and this leads through to the detached brick garage which is positioned at the rear. The rear garden is a beautiful part of the property and there is a block paved patio to the immediate rear of the house which is part covered and connects the doors from the conservatory to the garage and gate which leads out to the car port, there are steps from the patio leading down to the large lawned garden which has borders to the sides, there is a further patio/seating area to the right of the lawn and there are workshops and sheds towards the bottom of the garden and fencing to the three boundaries.

The property is well positioned for easy access to all the amenities and facilities provided by Sandiacre and Long Eaton and these include Tesco, Asda, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities which includes several local golf courses, walks in the nearby open countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Covered porch with brick pillars and a low level wall to the front and PIR outside lighting leading through a UPVC front door with inset ornate glazed panel and an opaque double glazed side panel to:

#### Reception Hall

Stairs with feature balustrade leading to the first floor with two wall lights, oak effect laminate flooring, recessed lighting to the ceiling and oak panelled doors to the lounge, second reception/bedroom, ground floor shower room/w.c. and oak doors with inset glazed panels leading to the living/dining kitchen.

#### Lounge/Sitting Room

24' x 12' approx (7.32m x 3.66m approx)

The through lounge has a double glazed window with fitted vertical blinds to the front and double glazed, double opening French doors with vertical blinds leading out to the patio at the rear, coal effect gas fire set in a marble Minton Style surround with a hearth, two radiators and TV aerial point.

#### Study/Bedroom 5

9'9" x 9'7" approx (2.97m x 2.92m approx)

Double glazed window with fitted vertical blinds to the front, radiator and a TV aerial point.

#### Ground Floor Shower Room/w.c.

The ground floor shower room is fully tiled and has a corner shower with a Triton electric shower with a pivot glazed door, protective screen and tiling to two walls, low flush w.c. and a Belfast sink with a mixer tap and hand held shower set on a surface with cupboards under, mirrored panels to the wall above the sink, cornice to the wall and ceiling, chrome ladder towel radiator, laminate wood flooring, X-pelair fan and an opaque double glazed window with a fitted vertical blind.

#### Living/Dining Kitchen

33'0" x 14'2" plus cupboards x 12'9" approx (10.06m x 4.32m plus cupboards x 3.89m approx)

#### Dining/Kitchen Area

19' x 14'2" plus cupboards to 12' (5.79m x 4.32m plus cupboards to 3.66m)

The kitchen area is fitted with cream units having brushed stainless steel fittings and butcher block laminate work surfacing and includes a 1½ bowl sink with a mixer tap set in a work surface which extends to three sides with one side having a breakfast bar/eating area for three people and there is an integrated fridge, drawers, two corner cupboards with fitted carousels and an integrated dishwasher below, RangeMaster cooking range with two ovens and five burners, further work surface with two cupboards beneath, matching eye level wall units with lighting under and a RangeMaster hood over the cooking range, tiling to the walls by the work surface areas, upright fitted storage cupboards, shelved pantry cupboards, pull out racked storage unit, integrated fridge and freezer and a pull out bin drawer with a shelved cupboards above, double glazed window with a fitted blind to the side, waterproof laminate flooring extending across the whole of the living/dining kitchen area and a feature vertical radiator.

#### Sitting Room Area/Conservatory

12'9" x 12'9" approx (3.89m x 3.89m approx)

Adjoining the living/dining kitchen there is the conservatory/sitting area which has double opening, double glazed French doors leading out to the block paved patio at the rear of the house with double glazed windows to three sides with the doors and windows having fitted blinds, glazed vaulted roof with fitted blinds, exposed brickwork, radiator and waterproof laminate flooring.

#### Utility Room

9'6" x 6' approx (2.90m x 1.83m approx)

The utility room is fitted with grey and cream gloss units with stainless steel fittings and butcher block laminate work surfaces with there being a cupboard and spaces for a tumble dryer, automatic washing machine and a fridge below, contrasting cream eye level units, tiling to the walls, extractor fan, chrome ladder towel radiator, two double glazed windows with fitted blinds and a half double glazed door leading out to the rear garden, tiled floor and a sliding oak door leads into the kitchen.

#### First Floor Landing

The feature balustrade continues from the stairs onto the landing. Velux window to the sloping ceiling at the front, radiator, three wall lights, hatch to loft, oak panelled doors leading to the bedrooms and bathroom and a shelved airing/storage cupboard housing the Glow Worm boiler and hot water tank.

#### Bedroom 1

14'3" x 13'5" approx (4.34m x 4.09m approx)

Double glazed window with fitted blinds to the rear, radiator, oak doors leading to the walk-in wardrobe and en-suite shower room, TV aerial point and recessed lighting to the ceiling.

#### Walk-in Wardrobe

6' x 5'6" approx (1.83m x 1.68m approx)

Double glazed window with a fitted vertical blind to the rear, radiator, fitted shelving and hanging space to one wall and shelving to a second wall.

#### En-Suite Shower Room

The en-suite to the main bedroom is fully tiled and has a walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to two walls, sliding glazed door and protective screens, low flush w.c. and a circular hand basin with a mixer tap set on a surface which extends to one wall with cupboards below and a mirror with light to the wall above, opaque double glazed window with fitted blinds, recessed lighting to the ceiling, extractor fan and tiled flooring.

#### Bedroom 2

17'3" x 14'6" to 11'8" approx (5.26m x 4.42m to 3.56m approx)

Double glazed windows with fitted blinds to the front and rear, radiator and TV aerial point.

#### En-Suite

The en-suite to the second bedroom is fully tiled and has a corner shower with a Triton electric shower, tiling to two walls, sliding glazed doors and protective screens, pedestal wash hand basin with mixer tap and a mirror with shelf to the wall above, low flush w.c., opaque double glazed window with fitted blinds, laminate flooring and extractor fan to the ceiling.

#### Bedroom 3

14'2" plus wardrobes x 9'9" approx (4.32m plus wardrobes x 2.97m approx)

Double glazed window with fitted blinds to the front, radiator, range of built-in wardrobes with mirror sliding doors extending along one wall and providing hanging space, shelving and drawers and a TV aerial point.

#### Bedroom 4

12'8" x 8'11" approx (3.86m x 2.72m approx)

Double glazed window with fitted vertical blind to the front, radiator and a TV aerial point.

#### Bathroom

The main bathroom is fully tiled and has a tiled panelled spa bath with mixer taps and hand held shower, corner shower with a mains flow shower system with a rainwater shower head, curved glazed doors and protective screens and tiling to two walls, pedestal wash hand basin with mixer tap, bidet and a low flush w.c., chrome ladder towel radiator, opaque double glazed window with vertical blinds, tiled flooring, recessed lighting to the ceiling and an extractor fan.

#### Outside

Double wrought iron gates lead from the road onto the block paved driveway which provides off road parking for at least two large vehicles and the block paved pathway extends across the front of the property to the path which runs down the left hand side where there are two wrought iron gates, outside PIR lighting and an external water supply. There is a lawn with established borders to the side which provides natural screening, a wall to the right and front boundaries, a trellis with natural screening to the left hand side and there are security cameras fitted to the front of the property.

Between the French doors leading out from the conservatory/sitting room and the garage, there is a covered area with a polycarbonate roof which provides an ideal outside drying or barbeque area and this leads onto the block paved patio which extends behind the garage and rear of the house to the path which runs down the left hand side and from the patio there are railings and concertina gates leading to steps which take you down to the large lawned garden which has borders to the sides and at the bottom of the garden there is a shed and workshop, fencing to the boundaries, ornamental PIR lighting and security lighting, an outside water supply and power points provided. There is also a further paved patio area on the right hand side of the lawn which provides an additional place to sit and enjoy outside living.

#### Garage

18' x 12'2" approx (5.49m x 3.71m approx)

The brick built garage has a pitched tiled roof with space in the roof which provides an ideal storage facility, two double glazed windows, fitted work surfaces, cupboards and shelving, up and over door to the front, half double glazed door to the side and power and lighting is provided. In front of the garage there is a polycarbonate vaulted roof which joins to the car port and covered area between the garage and car port.

#### Car Port

32' x 11'8" approx (9.75m x 3.56m approx)

The car port has block paving, brick pillars and railings to the side with fencing to the side boundary between the garage and car port, double wrought iron gates to the front, outside power points, CCTV cameras and PIR lighting is provided in the car port area.

#### Workshop

12' x 8' approx (3.66m x 2.44m approx)

The workshop is positioned towards the bottom right hand corner of the garden.

#### Garden Shed

8' x 8' approx (2.44m x 2.44m approx)

The shed is positioned towards the bottom left hand side of the garden and behind the main shed there is a cycle store (8' x 4')

#### Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street following the road to the end. At the mini island turn left onto Longmoor Road, immediate right into Springfield Avenue and continue along where the property can be found on the right as identified by our for sale board. 8757AMMP

#### Council Tax

Erewash Borough Council Band D

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 64mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

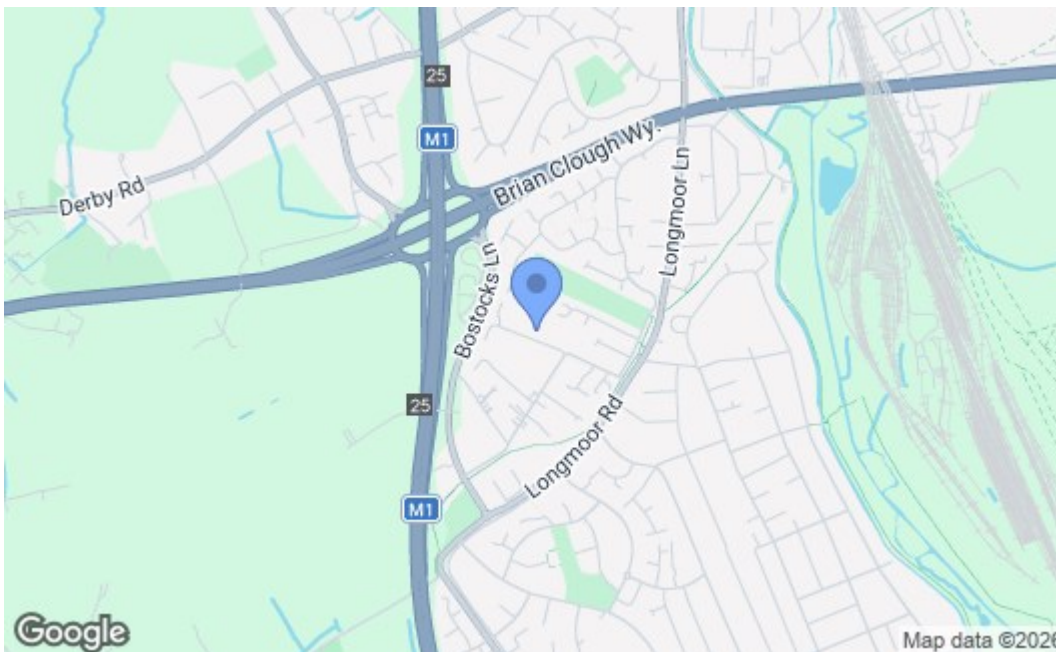
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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	

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.