



Huntingdon Walk
Sandiacre, Nottingham NG10 5GG

A THREE BEDROOM SEMI DETACHED
FAMILY HOUSE

£290,000 Leasehold



Tucked away in the corner of this small cul de sac can be found this quite remarkable three bedroom semi detached house situated on a garden plot of 0.13 of an acre.

This is not the average three bedroom semi detached house. The current owners have significantly improved the property which now offers a modern, contemporary, spacious feel. A particular feature of this property is the open plan family dining kitchen which is a great place to entertain and socialise, plus there is a separate living room to relax in.

Further features include a useful cloakroom/WC, double glazed windows, gas fired central heating served from a combination boiler, contemporary family shower room and three well proportioned bedrooms.

It is not just the interior that sets this property apart, it boasts substantial rear gardens and two very useful garden buildings. The garage has been professionally converted into a salon. This is a great versatile space for home working, as well as other uses. There is a further garden cabin which is currently used as a bar and games room but again can be put to many uses including additional home office, gym, kids den, etc.

Being set back from the road, the property enjoys parking for several vehicles and is situated in this highly regarded residential suburb, great for families and commuters alike as schools for all ages are within easy reach, as are the local shops and facilities in Sandiacre and the larger nearby towns of Stapleford and Long Eaton. For those looking to commute, the A52 and Junction 25 of the M1 motorway are a short drive away.

This property is ideal for growing families and can only be fully appreciated when viewed.



HALLWAY

14'8" x 6'2" (4.49 x 1.90)

Composite front entrance door, feature radiator, stairs to the first floor with understairs store cupboard.

CLOAKS/WC

Housing a two piece suite comprising floating wash hand basin with vanity unit and low flush WC. Electric heated towel rail, double glazed window.

OPEN PLAN LIVING DINING KITCHEN

18'0" reducing to 10'0" x 17'7" reducing to 7'9" (5.50 reducing to 3.07 x 5.36 reducing to 2.38)

A large space, great for socialising and entertaining. The kitchen area comprises a range of contemporary shaker-style fitted units with contrasting low profile acrylic worktops and inset composite single bowl sink unit with single drainer. Built-in appliances including 'Neff' electric oven and gas hob, integrated dishwasher. Concealed space for fridge/freezer, plumbing and concealed space for washing machine. Double glazed windows to the rear, double glazed French doors opening to the rear garden. Door to living room.

LIVING ROOM

13'9" x 11'0" (4.21 x 3.37)

Feature radiator, double glazed window to the front.

FIRST FLOOR LANDING

Double glazed window. Doors to bedroom and bathroom.

BEDROOM ONE

10'8" x 11'6" (3.27 x 3.52)

Fitted wardrobes and drawers. Radiator, double glazed window to the rear.

BEDROOM TWO

13'7" x 8'11" plus door recess (4.15 x 2.72 plus door recess)

Radiator, double glazed window to the front.

BEDROOM THREE

10'11" reducing to 7'6" x 5'3" increasing to 8'6" (3.35 reducing to 2.31 x 1.61 increasing to 2.60)

Radiator, double glazed window to the front.

FAMILY BATHROOM

7'11" x 5'9" (2.43 x 1.76)

A contemporary three piece suite comprising floating wash hand basin with vanity unit, low flush WC, walk-in shower enclosure with twin rose thermostatically controlled shower system. Fully tiled walls, radiator, tiled floor.

OUTSIDE

To the front, the property is situated at the head of a small cul de sac with a generous driveway providing off-street parking for several vehicles. There is a section of garden laid to gravel. Gated pedestrian access off the drive leads to the substantial rear garden which is laid mainly to lawn with brick retaining wall. There is a large shaped patio area with gravel beds, access to the garden cabin where there is a veranda in front. There is also a garden shed, Wendy house and access to the previous garage (now a salon).

SALON

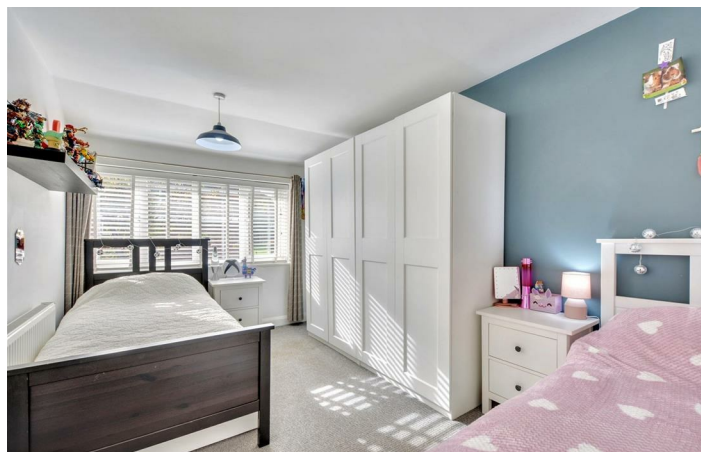
16'3" x 8'0" (4.97 x 2.46)

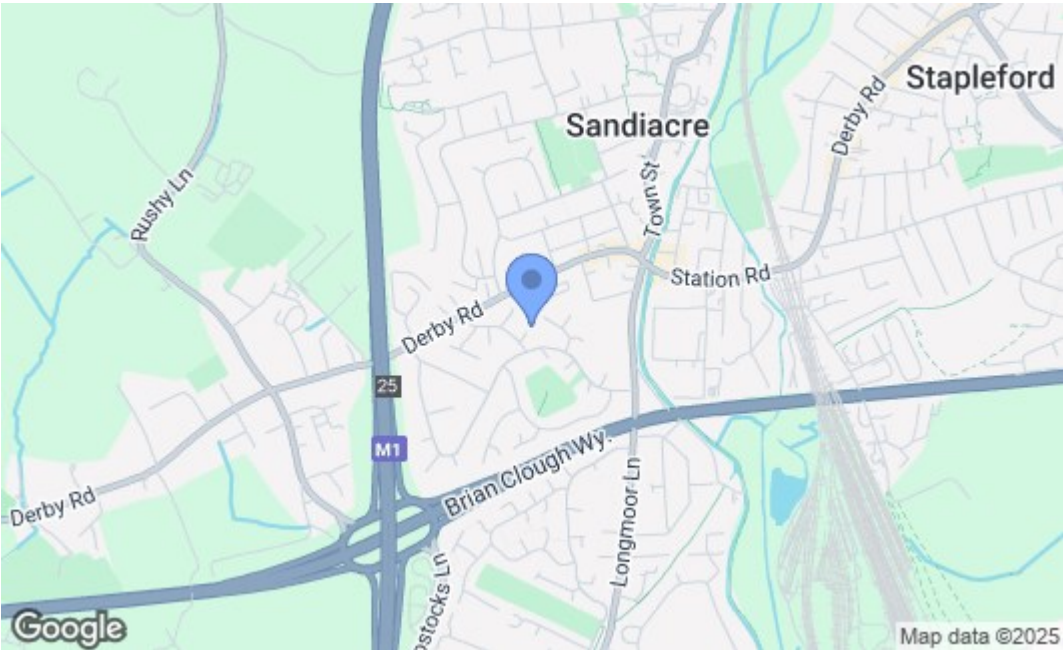
Currently used as a hairdressers and beauty salon with light, power and water. This is a functional, versatile space that could be put to other uses including a home office, gym, den, etc.

GARDEN CABIN

15'7" x 10'8" (4.76 x 3.27)

A timber constructed building with plastered and insulated walls, light and power. Fitted units with worktop and space for wine cooler. Double glazed windows and two sets of patio doors. This is a great versatile space currently used as a bar and games room but could equally be used as a home office, study, gym, den, etc.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.