



Harewood Close,  
Sandiacre, Nottingham  
NG10 5PL

**Price Guide £375-390,000**

**Freehold**



A SPACIOUS AND EXTENDED FOUR BEDROOM DETACHED HOME, POSITIONED IN A POPULAR CUL DE SAC LOCATION.

This well proportioned detached property offers generous and versatile accommodation throughout, making it ideal for a growing family. Having been extended, the home provides multiple reception spaces and excellent living accommodation in a highly sought after and convenient location.

The accommodation comprises an entrance hallway leading through to a spacious lounge, separate dining room and an additional sitting room, offering flexible space for both everyday living and entertaining. The kitchen serves the heart of the home, with access to the integral garage providing further practicality and storage. To the first floor are four well proportioned bedrooms, with the master bedroom benefitting from its own en-suite facility, alongside a family bathroom serving the remaining bedrooms.

Externally, the property offers off road parking to the front and is situated within a quiet cul-de-sac in a popular residential location. An internal viewing is highly recommended to fully appreciate the size, layout and position of this extended detached family home.

The property is well placed for easy access to excellent local schools, shopping facilities in Sandiacre and Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and as well as J25 of the M1, the transport links include stations at Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

Double glazed door and window to the front, laminate flooring, radiator and door to:

### Hallway

Laminate flooring, radiator, stairs to first floor, door to the garage and doors to:

### Kitchen

8'5 × 12'2 approx (2.57m × 3.71m approx)

Double glazed window to the front, range of wall and base units with work surfaces over, inset stainless steel circular sink and drainer, part tiled walls, integrated electric double oven, four ring gas burner with extractor over, radiator, integrated fridge freezer, dishwasher, double glazed window to the side, tiled floor, coving, double doors to:

### Dining Room

11'4 × 8'6 approx (3.45m × 2.59m approx)

Coving, two radiators, double doors to the lounge and opening to:

### Sitting Room

9'4 × 9'8 approx (2.84m × 2.95m approx)

Double glazed window to the rear, double glazed patio doors to the rear garden, radiator and coving.

### Lounge

13'1 × 15'8 approx (3.99m × 4.78m approx)

Double glazed window to the rear, flue-less gas fire, coving, radiator and TV point.

### Cloaks/w.c.

Double glazed window to the front, low flush w.c., wash hand basin, tiled splashback, tiled floor and radiator.

### First Floor Landing

Double glazed window to the side, radiator and loft access hatch.

### Bedroom 1

13' × 10'3 approx (3.96m × 3.12m approx)

Double glazed window to the rear, radiator, coving and fitted wardrobes.

### En-Suite

Obscure, double glazed window to the side, single shower with curtain, pedestal wash hand basin, low flush w.c., chrome heated towel rail, part tiled walls and cushioned linoleum flooring.

### Bedroom 2

10'3 × 11'4 approx (3.12m × 3.45m approx)

Double glazed window to the rear, radiator.

### Bedroom 3

9'1 × 8'6 approx (2.77m × 2.59m approx)

Double glazed window to the front, radiator.

### Bedroom 4

7'9 × 7'2 approx (2.36m × 2.18m approx)

Double glazed window to the front, radiator.

### Bathroom

Double glazed window to the front, corner bath, vanity wash hand basin, low flush w.c., radiator, electric shower, fully tiled walls and extractor fan.

### Outside

There is off road parking to the front for a couple of vehicles and a small lawned area.

The rear garden is laid mainly to lawn with patio, railway sleepers, enclosed with panelled fencing and a side gate to the front.

### Garage

17'6 × 7'8 approx (5.33m × 2.34m approx)

Up and over door, combination boiler, power and light.

### Directions

Proceed out of Long Eaton along Derby Road and take the right hand turning onto College Street. Continue to the end of College Street and at the island take the right hand turning onto Longmoor Road which then becomes Longmoor Lane. Take the left hand turning onto Sandringham Road, right onto Kensington Road where Harewood Close is a turning on the right hand side.

9123CO

### Council Tax

Erewash Borough Council Band D

### Agents Notes

There is an AI photo on this property

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 10mbps Superfast 55mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

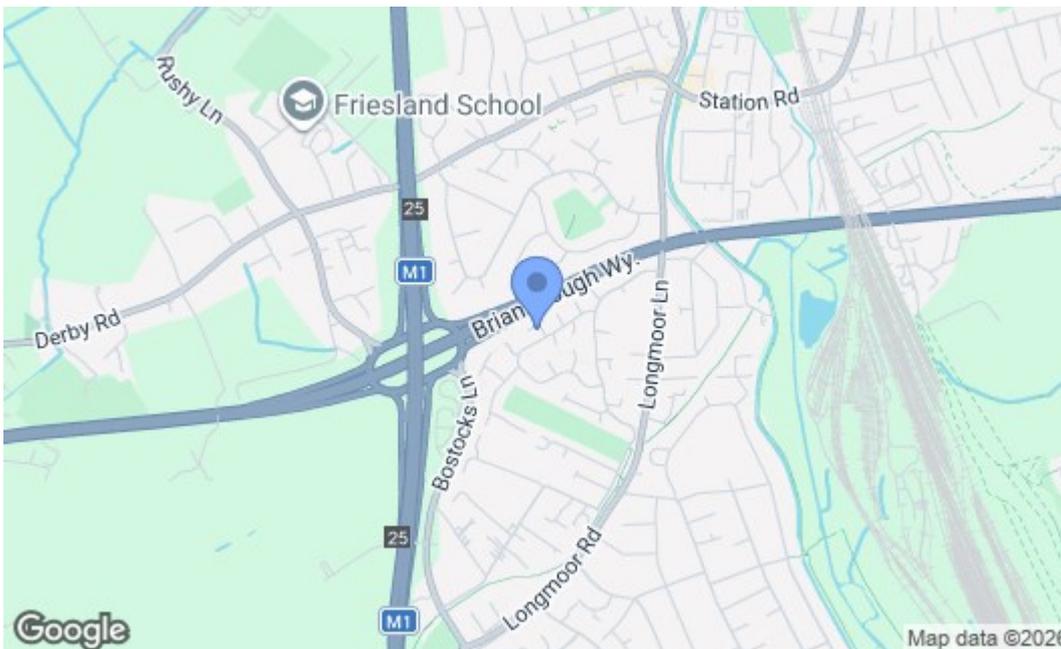
Flood Defenses – No

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			85
(69-80) C		69	
(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.