



Poplar Avenue  
Sandiacre, Nottingham NG10 5ET

**£415,000 Freehold**

INDIVIDUALLY DESIGNED AND BUILT  
THREE BEDROOM, THREE STOREY  
DETACHED HOUSE





A FIRST GLANCE IS NOT ENOUGH TO FULLY APPRECIATE THIS INDIVIDUALLY DESIGNED AND BUILT THREE STOREY DETACHED HOUSE.

Offering a contemporary modern feel, with flexible living accommodation, with two principal double bedrooms to the second floor, one with an en suite shower room and with reception rooms on the ground and first floor, these have been designed in such away as they could provide for bedroom accommodation.

The property is finished to a particularly high specification, incorporating gas fired central heating with some under-floor heating and a pressurised hot water system. The property is double glazed and alarmed with security cameras. There are useful network points in most of the rooms.

The layout currently comprises entrance hall with stairs leading to the first floor, cloakroom/w.c., access to the garage, as well as access to the ground floor reception room which has a private courtyard garden.

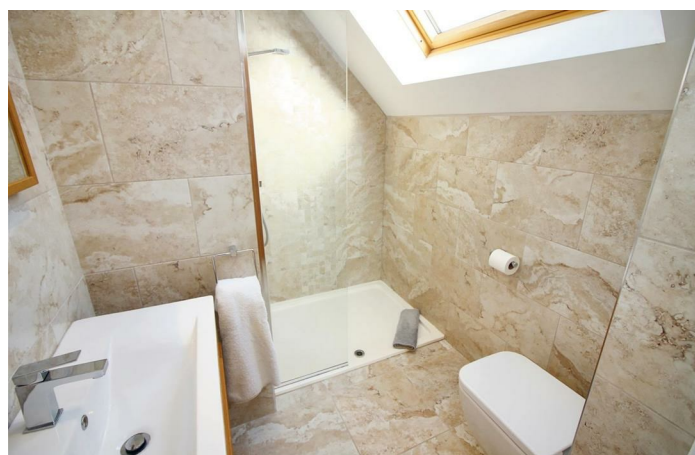
The first floor landing provides access to a front reception room, which equally could be used as a bedroom with glazed balcony. There is a four piece family bathroom also on this floor. The living/kitchen/diner has a high quality, fully fitted kitchen with an array of integrated appliances and boiling hot tap. Patio doors open through from this room into the main outside space incorporating suspended sleeper walk-way with glazed balustrade which leads to the main garden.

Arriving at the second floor are two double bedrooms, one with an en suite shower room.

Off-street parking is provided at the front and there is a 1½ size integral garage with electric roller doors. The rear gardens, as previously mentioned are a feature of this home and offer a private place to unwind and relax, both during the day and evening, with feature lighting.

Situated in a residential suburb within the old town of Sandiacre, the property is conveniently placed with easy access to local schools for all ages, open countryside for those who like the outdoors, but is also a short drive to the A52 for Nottingham, Derby and junction 25 of the M1 Motorway.

Only when viewing this property internally can the quality and space be fully appreciated.



## ENTRANCE HALL

Stairs leading to the first floor, door to garage, door to cloaks/w.c. and ground floor reception room.

## CLOAKS/W.C.

Incorporating a two piece suite comprising wash hand basin, low flush w.c. and underfloor heating.

## GROUND FLOOR RECEPTION ROOM

15'1" x 14'11" (4.62 x 4.56)

Contemporary inset bi-ethanol fire, underfloor heating and double glazed patio door leading to private courtyards.

## PRIVATE COURTYARD

15'8" x 10'4" (4.8 x 3.17)

Finished with contemporary decking with walls to all sides.

## FIRST FLOOR LANDING

Stairs leading to the second floor, doors to first floor reception room/bedroom, family bathroom and living/dining/kitchen.

## FRONT RECEPTION ROOM

15'1" x 14'5" (4.6 x 4.4)

Currently used as a lounge but equally could be used as a double bedroom, radiator and double glazed window and patio doors leading to balcony with glazed balustrade.

## LIVING/DINING/KITCHEN

13'5" increasing to 15'3" x 15'1" (4.11 increasing to 4.65 x 4.6)

Incorporating a contemporary and comprehensive range of fitted wall, base and drawer units with contrasting 'slab tech' composite work surfacing and inset 1 1/2 bowl sink unit with single drainer and boiling hot tap. Integrated Neff appliances including induction hob with contemporary extractor hood over, electric oven with matching combination microwave, dishwasher, fridge, freezer and wine cooler. Underfloor heating, double glazed window and patio doors opening through to a raised contemporary sleeper walk-way with glass balustrade which gives access to the main rear garden.

## FAMILY BATHROOM

9'0" x 5'6" (2.75 x 1.68)

Incorporating a four piece suite comprising vanity wash hand basin, low flush w.c., bath tub and shower cubicle. Tiling to walls, tiled floor, underfloor heating and double glazed window.



## SECOND FLOOR LANDING

Linen cupboard, Velux double glazed window and doors to bedrooms 1 and 2.

## BEDROOM 1

15'1" x 15'4" (4.61 x 4.69)

Double glazed and Velux double glazed roof light and built-in wardrobes. Door to en suite.

## EN SUITE

Three piece suite comprising wash hand basin, low flush w.c. and shower cubicle. Underfloor heating, heated towel rail and Velux double glazed roof light.

## BEDROOM 2

15'1" x 13'3" (4.62 x 4.05)

Radiator, double glazed window, built-in wardrobes and two double glazed Velux roof lights.

## LARGE GARAGE

16'6" x 15'3" (5.05 x 4.67)

Electric, remote controlled roller door, plumbing for washing machine, hot and cold water tap, gas condensing boiler and pressurised hot water system, light and power, courtesy door to entrance hall.

## OUTSIDE

There is a driveway with off-street parking for two vehicles leading to the integral double garage, with pedestrian access to the side of the house and leading to the front door and gate to garden. The main rear garden incorporates a timber sleeper raised walk-way/bridge with glazed balustrade and inset lighting which sits over the ground floor courtyard and provides access to the main garden, with attractive paved patio and decked areas, raised timber sleeper planters and an area laid to artificial lawn. External power and contemporary garden lighting.

## DIRECTIONAL NOTE

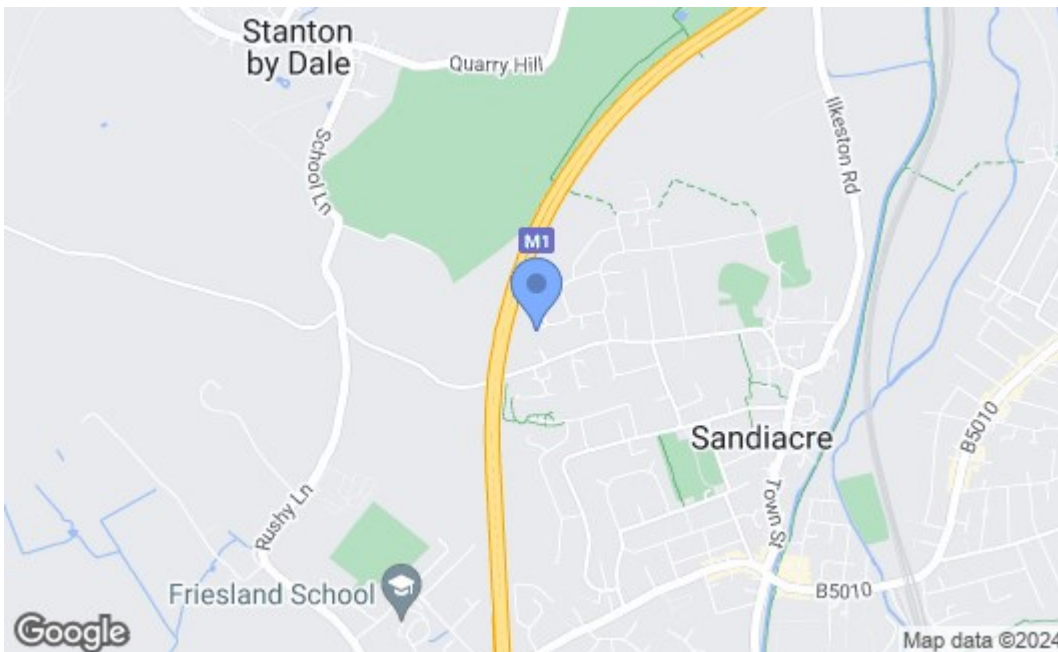
From the A52/junction 25 of the M1 Motorway proceed towards Sandiacre/Risley on Bostocks Lane. At the Risley traffic light crossroads, continue straight over into Rushy Lane and follow the road into the countryside to the right. Continue along the road until you see a junction, turning right at this point, signposted 'Sandiacre' on Stanton Road. After the over-pass, descend the road turning first left onto Coronation Avenue, left onto Sycamore Crescent and left again onto Poplar Avenue where the property can be found on the left hand side.







Whilst every attempt 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, fixtures 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			100
(81-91) B		77	
(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			98
(81-91) B		76	
(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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