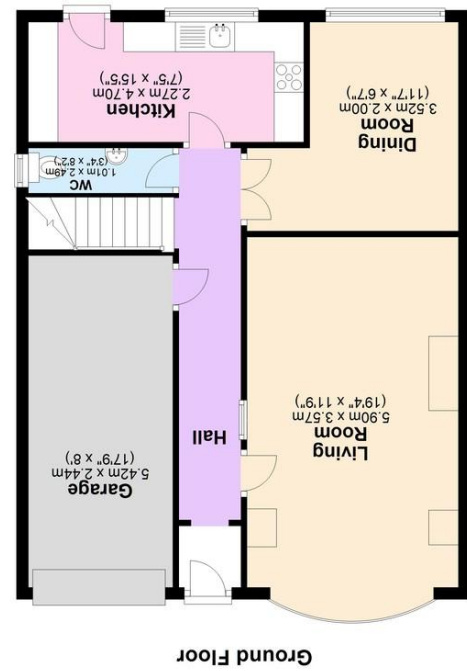
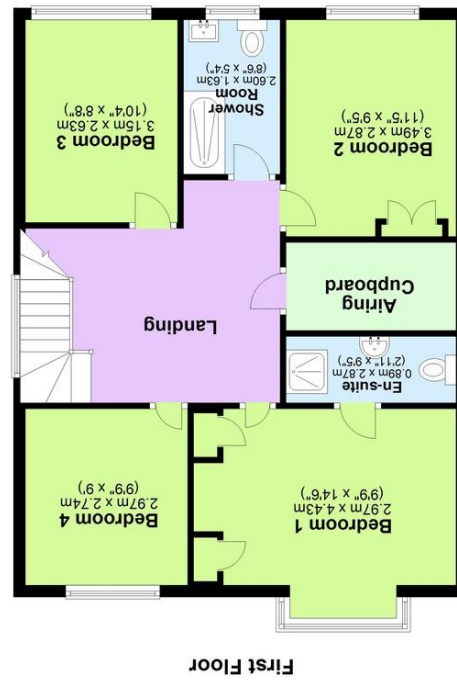


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	78 C
39-54	E		
21-38	F		
1-20	G		



ESTATE AGENTS, VALUERS AND AUCTIONEERS

WALLACE · JONES



Derby Road  
 Long Eaton  
 Nottingham  
 NG10 1LU  
 Tel: 01159468946  
 enquiries@wallacejones.net  
 www.wallacejones.co.uk



WALLACE · JONES  
 ESTATE AGENTS, VALUERS AND AUCTIONEERS

12 Broadlands, Sandiacre, Nottingham, NG10 5QE

Asking Price Of £385,000



Four bedroom detached house located in Sandiacre, Nottingham

For sale with NO UPWARDS CHAIN and VACANT POSSESSION a four double bedroom detached house situated on a quiet cul de sac and ideally located close to excellent transport links and amenities. The property benefits from two reception rooms, integral garage, driveway and three toilets.



**WALLACE · JONES**  
ESTATE AGENTS, VALUERS AND AUCTIONEERS

#### Property Description

An extremely well presented detached house that boasts four double bedrooms, en suite to master, downstairs WC and an integral garage. The property is offered to the market with vacant possession and no upwards chain and benefits from gas central heating, two reception rooms and double glazing. It has been very well maintained throughout and offers well proportioned rooms.

Ideally located on a quiet cul de sac the property is within easy reach of shopping facilities in Sandiacre and at Long Eaton including Asda, Tesco and Aldi stores as well as many other retail outlets. There are excellent schools for all ages with Friesland senior school being within walking distance of the property, healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the transport links include J25 of the M1 which is literally only a two minute drive away, East Midlands Airport, stations at Long Eaton and East Midlands Parkway, the A52 and other main roads providing good access to Nottingham, Derby and other East Midlands towns and cities.

In brief the property comprises entrance hall, living room, dining room, WC, integral garage, four double bedrooms, en suite, and shower room. Outside to the front of the property is a driveway with a beautiful established garden. The rear garden offers a patio seating area, lawn, shed and plenty of established shrubs and bushes.

LIVING ROOM: 11' 8" x 19' 4" (3.57m x 5.90m) Double glazed uPVC bow window to the front, electric fire with surround, carpet, radiator and tv point.

DINING ROOM: 11' 6" x 11' 0" (3.52m x 3.37m) Double glazed uPVC window to the rear, carpet and radiator.

KITCHEN: 15' 5" x 7' 5" (4.70m x 2.27m) Double glazed uPVC window and door to the rear. Fitted integrated appliances including fridge, Neff gas hob, combi oven and oven. Fitted under and over counter units, sink with drainer and tap, vinyl flooring, space for washing machine and radiator.



**WALLACE · JONES**  
ESTATE AGENTS, VALUERS AND AUCTIONEERS

GARAGE: 8' 0" x 17' 9" (2.44m x 5.42m) Up and over main door, Logic boiler, electrics and door to main house.

DOWNSTAIRS WC: 3' 3" x 8' 2" (1.01m x 2.49m) Double glazed uPVC window to the side, sink with pedestal and low level flush toilet.

BEDROOM ONE: 14' 6" x 9' 8" (4.43m x 2.97m) Double glazed bay uPVC window to the front, built in wardrobes, dressing area space, carpet, radiator and door to en suite.

BEDROOM TWO: 11' 5" x 9' 6" (3.49m x 2.90m) Double glazed uPVC window to the rear, carpet and radiator.

BEDROOM THREE: 8' 7" x 10' 4" (2.63m x 3.15m) Double glazed uPVC window to the rear, carpet and radiator.

BEDROOM FOUR: 9' 8" x 8' 11" (2.97m x 2.74m) Double glazed uPVC window to the front, carpet and radiator.

SHOWER ROOM: 5' 4" x 8' 6" (1.63m x 2.60m) Double glazed uPVC window to the rear, fitted suite comprising shower cubicle, low level flush toilet, sink with under storage, tiled flooring and towel radiator.

EN-SUITE: 9' 4" x 2' 11" (2.87m x 0.89m) Double glazed uPVC window to the side. Fitted suite comprising shower cubicle, sink with pedestal and low level flush toilet.

OUTSIDE: To the front of the property is a driveway which allows access to the garage, and beautiful presented garden with lawn area and shrubs. The rear garden offers a patio area along with lawn, well established shrubs and bushes and shed.

TENURE: Freehold.

VIEWINGS: Strictly by appointment only via Wallace Jones estate agents.

