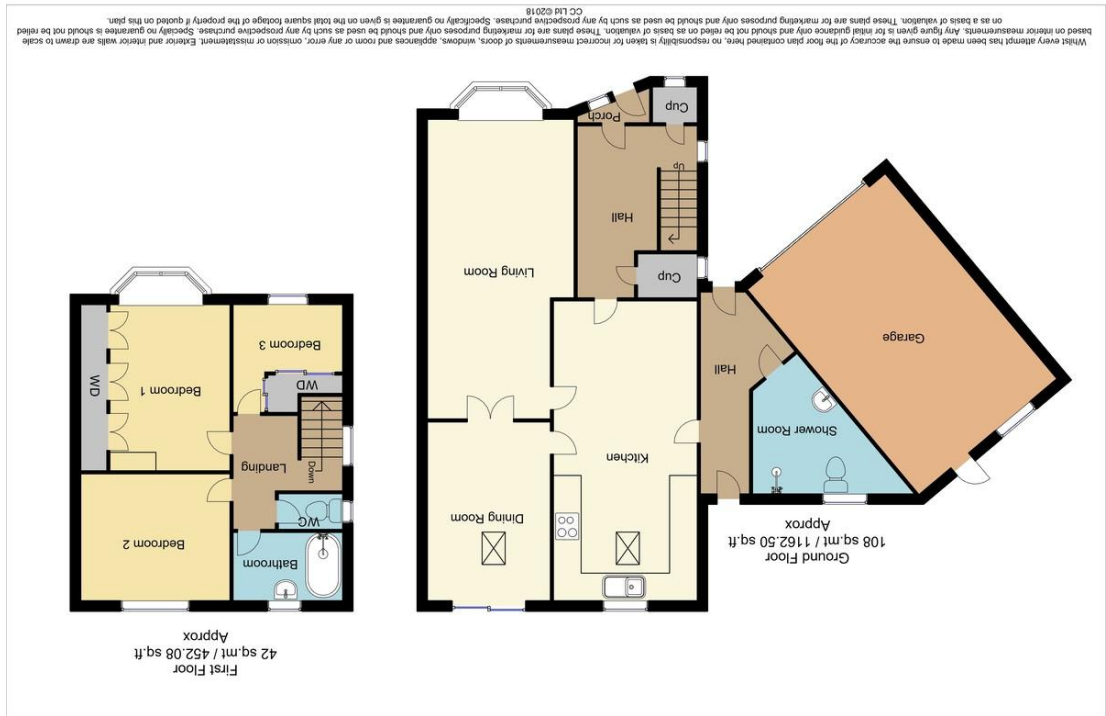


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



ESTATE AGENTS, VALUERS AND AUCTIONEERS

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4 Gloucester Avenue, Sandiacre, Nottingham, NG10 5GX

£350,000



Three bedroom detached house located in Sandiacre, Nottingham

Extended three bedroom detached family home with NO upwards chain and VACANT possession, offering great potential to develop further if required. Larger than average rear garden, off street parking and double garage.



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Property Description

For sale with no upwards chain and vacant possession, an extended three bedroom detached house that has excellent potential to develop further giving a new buyer the opportunity to improve and add additional rooms (subject to planning) if they wish. The ground floor has been extended creating a large kitchen/dining area, a separate dining area and an inner side lobby with dual entrance to front and rear, wet room and entrance to the integral double garage. Furthermore, the double garage is a great feature if further space is required for adaptable living such as utility/storage or bedroom having use of the downstairs wet room. This ideal family home boasts generous downstairs space and offers the footprint to create a possible fourth bedroom with en-suite over the double garage (again subject to planning permission). It has been very well maintained and is in good move in condition but also offers areas of improvement to a buyer's taste. The larger than average rear garden offers exciting space for any growing family to enjoy entertaining and play. Located on a quiet residential cul de sac it is well positioned for excellent transport links, schools and amenities and further benefits off street parking, double glazing, partial underfloor heating and gas central heating from a combination boiler.

It is within easy reach of the shops provided by Sandiacre where there is a Co-op and Lidl, there are further shopping facilities in Long Eaton including Asda, Tesco, Aldi and Lidl stores. Pride Park is a short drive down the A52 where there is a Sainsbury's and Costco. There are healthcare and sports facilities including several local golf courses, walks in the surrounding picturesque countryside and transport links include J25 of the M1 which is literally only a couple of minutes drive away, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

This property must be viewed in order to appreciate what is on offer in this lovely home.

ENTRANCE PORCH: 4' 0" x 3' 5" (1.23m x 1.05m) Double glazed uPVC panelled door and window, exposed brick and composite door leading to entrance hall.

ENTRANCE HALL: 11' 10" x 8' 2" (3.61m x 2.50m) Stairs to first floor, double glazed uPVC window to the side, inner cupboard housing the electric box and meters with space for coats and shelving, feature double glazed window to the front, under stairs pantry (could be made into WC) radiator, vinyl flooring and door to kitchen.



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KITCHEN/DINER: 21' 3" x 9' 10" (6.49m x 3.01m) Double glazed uPVC window to the front, oak doors leading to dining room, living room and inner side porch. Electric Velux roof window, vertical radiator, vinyl flooring with under floor heating. Fitted kitchen comprises a range of base and wall cupboards, with 1½ bowl sink and draining board with mixer tap, built in Neff electric oven and Neff combination microwave, Neff induction hob and electric extractor fan, integrated Hotpoint fridge/freezer, Hotpoint integrated dishwasher, spotlights and tiled splashback. Space for dining table and chairs.

DINING ROOM: 8' 11" x 12' 0" (2.72m x 3.66m) Double glazed sliding patio doors to the rear leading to the decking area, radiator, wall lights, Velux roof window, vinyl flooring and double doors to living room.

LIVING ROOM: 10' 11" x 21' 11" (3.33m x 6.69m) Double glazed uPVC bay window to the front, two radiators, carpet, gas fire, single door to the kitchen.

SIDE LOBBY: 15' 2" x 8' 7" (4.63m x 2.64m) Dual exit access with double glazed uPVC doors the front and rear of the property, tiled flooring and underfloor heating, doors to double garage, wet room and kitchen.

WET ROOM: 10' 10" x 10' 11" (3.31m x 3.33m) Double glazed uPVC window to the rear, walk in shower, WC, sink with pedestal, wall and floor tiles, electric towel radiator, extractor fan and spotlights.

LANDING: Double glazed uPVC window to the side, doors to all bedrooms, bathroom, WC and loft hatch.

BEDROOM ONE: 11' 0" x 11' 0" (3.37m x 3.37m) Double glazed uPVC bay window to the front, range of fitted furniture including wardrobes, cupboard, drawers and vanity area, carpet and radiator.

BEDROOM TWO: 11' 0" x 9' 5" (3.37m x 2.88m) Double glazed uPVC window to the rear, range of fitted furniture including wardrobes, storage cupboards, drawers, vanity area, carpet and radiator.

BEDROOM THREE: 6' 0" x 8' 2" (1.83m x 2.51m) Double glazed uPVC window to the front, carpet and radiator.

BATHROOM: 5' 3" x 8' 2" (1.62m x 2.51m) Double glazed uPVC window to rear, two piece suite comprising panelled 'P' shaped bath with shower over and curved glass shower screen, wash hand basin with mixer tap, tiled walls, chrome ladder towel radiator, space for storage and spotlights.

SEPARATE WC: 5' 2" x 2' 8" (1.59m x 0.83m) Double glazed uPVC window to the side, low level flush WC, tiles and spotlight.

GARAGE: 20' 0" x 14' 5" (6.12m x 4.40m) Electrically operated double sized garage door to the front, double glazed window and uPVC door to the rear, Baxi wall mounted combination boiler, fixed shelving and plenty of storage space, plumbing for washing machine, space for tumble dryer and chest freezer.

OUTSIDE: To the front of the property is a driveway which allows access to the main door of the house, the inner side porch and double garage. There is also a planted front garden with a variety of bushes and shrubbery. To the rear of the property sits a generous sized enclosed garden offering an array of shrubbery and flowerbeds with different areas of lawn, raised decking, paved pathways, mature bushes and trees along with access to the dining patio doors, rear entrance side porch and garage. The garden offers shed and greenhouse along with water tap and outdoor lights.

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

TENURE: Freehold.

