



ESTATE AGENTS, VALUERS AND AUCTIONEERS

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1 Friesland Drive, Sandiacre, Nottingham, NG10 5HP

£299,000



Three bedroom detached house located in Sandiacre, Nottingham  
Detached three bedroom house situated in the popular residential area of Sandiacre. CHAIN FREE AND VACANT POSSESSION. Driveway and garage, close to excellent motorway links and great schooling for all ages.



## Property Description

For sale with no upwards chain and vacant possession, a three bedroom detached house ideally situated in the popular residential area of Sandiacre, close to excellent transport links including M1 and A52 to Derby and Nottingham, great schools for all ages, and local amenities. It has huge potential throughout for a buyer to really put their own stamp on things, scope to develop further with the large side garden if required (subject to planning).

Having benefits of gas central heating, uPVC double glazing, off street parking and garage, this house would suit a number of buyers including first time, second time buyers, families and couples. It offers beautifully maintained gardens with established shrubs offering a welcoming approach to the home.

This spacious home is offered in excellent condition throughout but is ready for modernisation, in brief comprising:- entrance porch through to entrance hallway, two reception rooms with bi folding doors to create one open space should you require, feature log burning fire place in main living room with door to rear patio, good sized kitchen with ample storage space and island seating area, downstairs WC/cloakroom and stairs to first floor. Upstairs offers three bedrooms, all three having built in wardrobes, and a with four piece family bathroom. Outside to the front of the property is a driveway allowing access to the single garage, front and side gardens with gated access to the rear.

It is situated within close proximity of schooling for all ages. There is also easy access to nearby shops, services and amenities, as well as open countryside and good transport links including the i4 bus service, the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.



**PORCH:** 6' 3" x 2' 10" (1.91m x 0.88m) Double glazed uPVC door and window, carpet, stone wall and access to second entrance door.

**HALL:** 6' 2" x 20' 2" (1.89m x 6.17m) Carpet, radiator, picture rails, telephone point, stairs to first floor, doors to reception rooms.

**LIVING ROOM:** 17' 7" x 11' 10" (5.38m x 3.61m) Double glazed uPVC windows to rear and side, door to rear, carpet, two radiators, feature fire place with log burner, bi fold doors to dining room.

**DINING ROOM:** 9' 4" x 13' 1" (2.87m x 4.01m) Double glazed uPVC bay windows to front and side, carpet, two radiators.

**KITCHEN/BREAKFAST ROOM:** 12' 11" x 13' 7" (3.94m x 4.16m) Double glazed uPVC windows to rear and side with door. Ample under and over counter storage units, Neff gas hob and Neff electric oven, space for fridge, space for dishwasher, space for washing machine, sink with tap and drainer, island with further storage and seating area, tiled splashbacks, tiled flooring, feature ceiling beams, radiator.

**WC/CLOAKROOM:** 8' 9" x 5' 5" (2.68m x 1.66m) Double glazed uPVC window to the side, WC, vanity unit with sink, storage units.

**BEDROOM ONE:** 12' 9" x 11' 5" (3.90m x 3.50m) Double glazed uPVC window to the front, fitted wardrobes and dresser, carpet and radiator.

**BEDROOM TWO:** 12' 9" x 8' 11" (3.90m x 2.74m) Double glazed uPVC window to the rear, fitted wardrobes, carpet and radiator.

**BEDROOM THREE:** 8' 9" x 10' 6" (2.69m x 3.22m) Double glazed uPVC window to the rear, fitted wardrobe, carpet and radiator.

**BATHROOM:** 7' 0" x 8' 8" (2.15m x 2.66m) Double glazed uPVC window to the side, fitted four piece suite including shower with enclosure, panelled bath, WC, vanity unit with basin, tiled walls and flooring, radiator.

**OUTSIDE:** To the front of the property is a driveway and mature established front and side gardens, access to the rear garden is through the side gate. The rear garden is primarily patio along with established shrubs.

**TENURE:** Freehold.

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

