



Sussex Way  
Sandiacre  
Nottingham  
Derbyshire  
NG10

Offers in Excess of £310,000

bettermove 

# Sussex Way Nottingham

Bettermove are proud to present this 4 bedroom detached house in Sandiacre.

The property benefits from double glazing, and gas central heating throughout, with off street parking available for multiple vehicles.

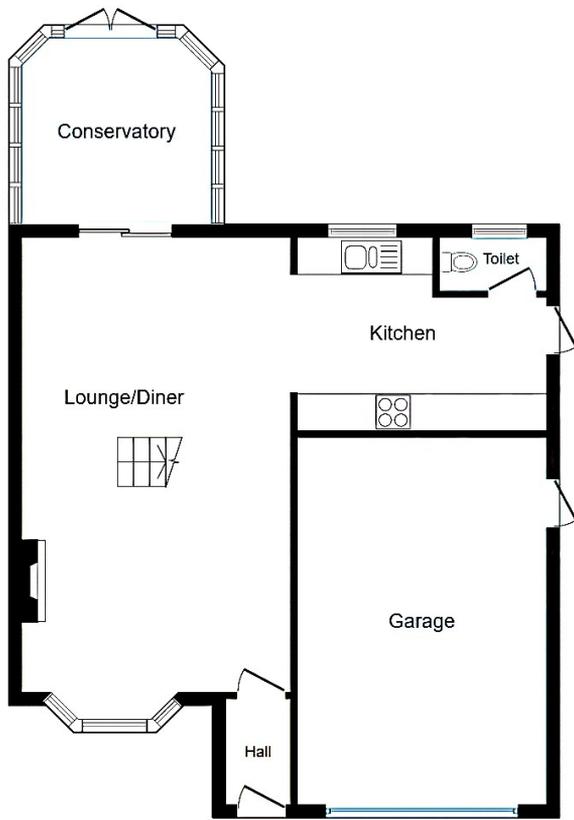
The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room/dining room, fitted kitchen, WC, and conservatory on the ground floor. The first floor consists of four bedrooms, including three doubles, and one single, alongside the family bathroom. Outside, the property boasts an integral garage, with power and lighting, and a private rear garden, complete with outbuildings, patio seating, lawn areas, and pond, perfect for enjoying the summer months.

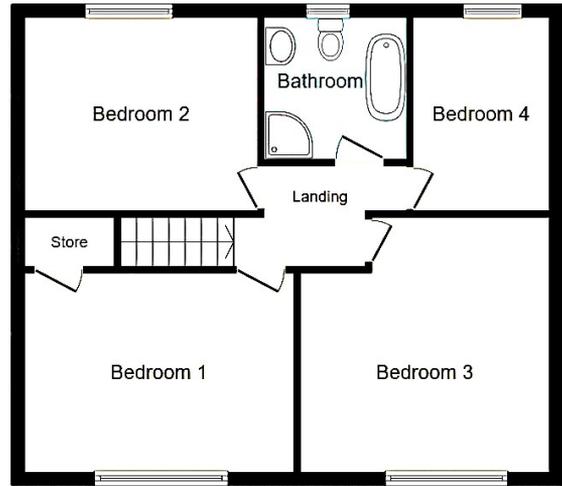
Located on a quiet cul-de-sac in the popular town of Sandiacre, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Toton Lane Tram Stop, a variety of local bus routes, and quick access to the M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





**Ground Floor**



**First Floor**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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