



Devon Close
Sandiacre, Nottingham NG10 5NT

A TWO DOUBLE BEDROOM ELEVATED
BUNGALOW.

£200,000 Leasehold



An interesting opportunity has arisen to purchase a two double bedroom elevated bungalow which has far reaching views to the front.

This unusual and surprisingly spacious property has a generous living room with full height picture windows and French doors leading to a front balcony which enjoys great views over the surrounding area of Sandiacre and beyond. The tiered rear gardens back onto a local park and open space.

The property is accessed either from steps leading to the front balcony or step through a covered passageway to a rear door. The accommodation comprises a living room, extended dining kitchen, inner hallway to two double bedrooms and shower room/WC.

Off-street parking is provided for two cars to the front and there is an integral single garage with electric remote controlled door. The rear gardens are enclosed and tiered.

Situated in this popular and established residential suburb, with local amenities close by and great for those wishing to commute as the A52 and Junction 25 of the M11 motorway is a short drive away.

Centrally heated and double glazed, with NO UPWARD CHAIN, the property will appeal to a wide audience and we recommend viewing internally to fully appreciate the accommodation.



LIVING ROOM

15'11" x 15'5" (4.87 x 4.71)

Flame effect electric fire and surround, radiator, door to dining kitchen, door to inner hallway, double glazed picture windows and French doors opening to the front balcony which has steps leading to street level.

DINING KITCHEN

KITCHEN AREA

12'3" x 9'3" (3.74 x 2.82)

Incorporating a fitted range of wall, base and drawer units with rolled edge work surfacing, inset one and half bowl sink unit with single drainer, electric cooker point, plumbing for washing machine and a dishwasher, further space for two appliances (currently used for a tumble dryer and fridge/freezer).

DINING AREA

10'11" x 8'9" (3.34 x 2.68)

Double glazed windows to the rear, double glazed into side passageway, double glazed door leading to the rear garden.

INNER HALLWAY

Doors to bedrooms, shower room and built-in airing cupboard housing the boiler (for central heating and hot water).

BEDROOM ONE

13'8" x 10'5" (4.18 x 3.20)

Radiator, double glazed window to the front.

BEDROOM TWO

12'4" x 10'0" (3.76 x 3.07)

Radiator, double glazed window to the rear.

SHOWER ROOM

Incorporating a three piece suite comprising wash hand basin, low flush WC, shower cubicle with electric shower. Tiled walls, radiator, double glazed window.

OUTSIDE

The property is set back from the road with a forecourt providing parking for two vehicles. There is a small partially enclosed front garden. The drive, in turn, leads to the

integral garage. There is an external wooden staircase leading to the front balcony. There is a passageway with steps and shared access leading to a small courtyard where a gate leads to a small external area access to the back door. The rear garden is tiered with patio and bedding. Garden shed.

GARAGE

15'10" x 10'4" (4.83 x 3.16)

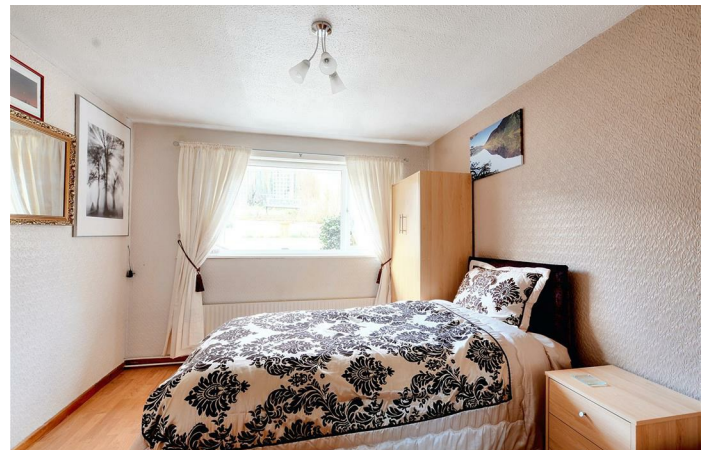
Electric roller door, light, power.

TENURE

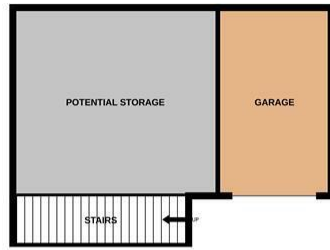
The property is leasehold. We understand that the lease term is 999 from 24th June 1961. Ground rent £20 PA (£10 every 6 months).

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre. Crossing the railway bridge onto Station Road. At the traffic light crossroads, turn left onto Longmoor Lane. Turn second right onto Hayworth Road and follow the road along, turning third left onto Devon Close where the property can be found facing you, identified by our For Sale board. Ref: 8347PS



GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.

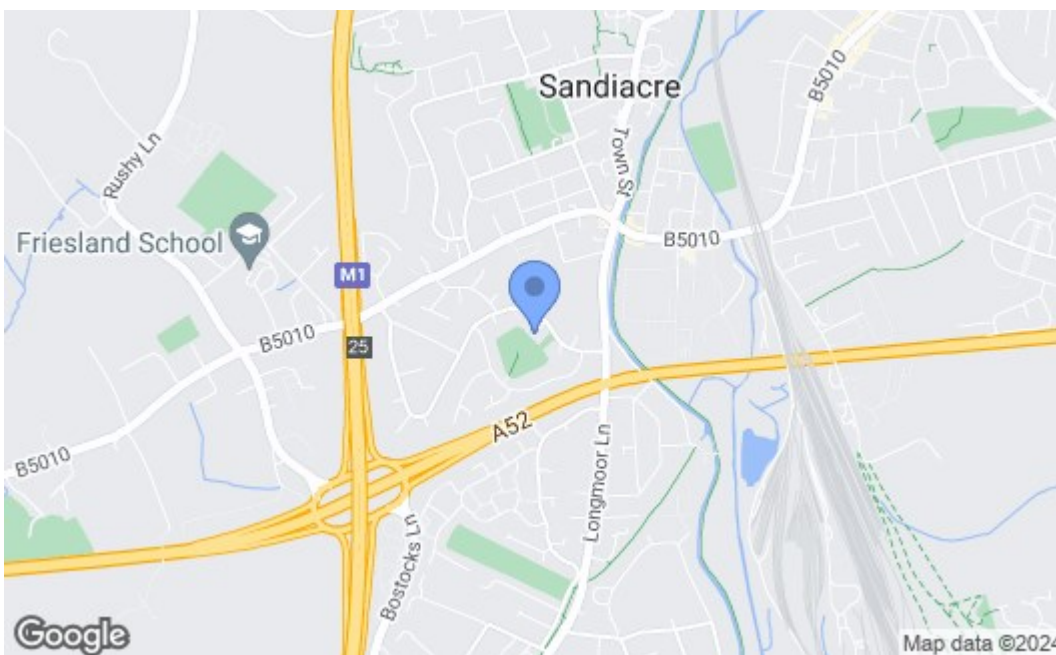


1ST FLOOR
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA: 1302 sq.ft. (121.0 sq.m.) approx.

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, systems 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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