



**Stanton Road  
Sandiacre, Nottingham NG10 5EL**

**£365,000 Freehold**

A DOUBLE FRONTED TWO BEDROOM  
DETACHED BUNGALOW SITTING ON A  
GENEROUS OVERALL PLOT WITH  
SWEEPING DRIVEWAY, DETACHED GARAGE  
AND GARDENS TO FRONT, BOTH SIDES  
AND THE REAR



AN INTERESTING OPPORTUNITY HAS ARISEN TO PURCHASE A SUBSTANTIAL TWO BEDROOM DETACHED BUNGALOW SITUATED ON A GENEROUS GARDEN PLOT OF 0.31 OF AN ACRE.

This property has been recently refurbished and modernised, and comes to the market in a ready to move into condition. The improvement include a re-wire, re-plastered walls and ceilings, re-plumbing with gas fired central heating served from a modern (not new) combination condensing boiler. The property is finished with a brand new, fully fitted kitchen, new fitted four piece bathroom, complete redecoration throughout including new floor coverings.

Set back from the road and accessed from a shared private drive the gated plot has a sweeping driveway with an abundance of parking and a detached brick built garage. The bungalow sits just off centre within the plot with gardens to all sides.

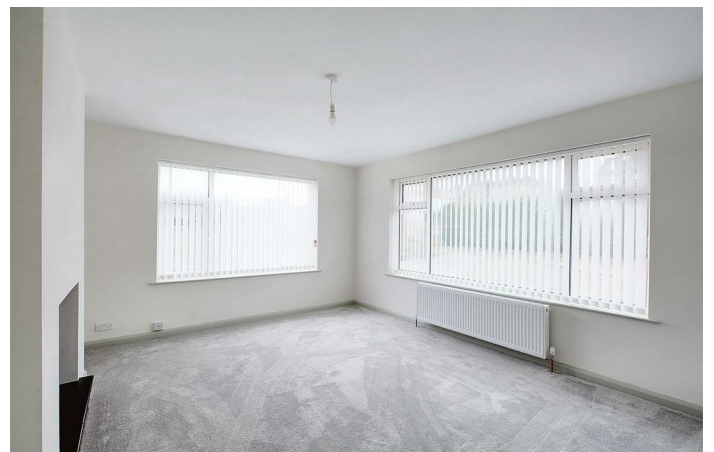
The bungalow is double glazed throughout, the accommodation comprising, central entrance hallway, two good size double bedrooms, bathroom, living room, kitchen and conservatory.

The generous and secluded plot is ideal for keen gardeners and those looking to embark on the "Good Life" and with a significant amount of parking, ideal for those with additional vehicles such as motorhomes, caravans, etc. The plot may lend itself to redevelopment, our client has had discussions with the Local Planning Authority who have indicated that they would consider an additional dwelling on the site. Any development will require planning consent, but nonetheless this gives an indication of the potential on offer.

Situated within the original village area of Sandiacre and offers easy access to nearby amenities such as the local convenience store/post office. There is also good access to nearby shopping facilities within Sandiacre, Stapleford and Long Eaton and transport links such as the A52, junction 25 of the M1 Motorway and the Nottingham Express Tram terminus situated at Bardill's roundabout.

For those who enjoy the outdoors there are nearby footpaths leading to Stoney Clouds Nature reserve and the Derbyshire Villages of Stanton By Dale and Dale Abbey.

Ready for immediate occupation with NO CHAIN. Only upon viewing the property and grounds can it be fully appreciate.



## PORCH

Aluminium and glazed front entrance door with full height windows to either side of the door. Further panel and glazed door to the central reception hallway.

## CENTRAL RECEPTION HALLWAY

14'7" x 11'2" (4.45 x 3.42)

Radiator and internal doors to both bedrooms, bathroom, living room and dining kitchen.

## LIVING ROOM

15'11" x 13'3" (4.87 x 4.04)

Feature fireplace, radiator, large double glazed windows to the front and side elevations.

## KITCHEN

13'0" x 11'10" (3.98 x 3.63)

Comprising a brand new range of fitted wall, base and drawer units with wood block work surfacing and inset single bowl sink unit with single drainer. Built-in double electric oven, induction hob and extractor hood over. Plumbing and space for washing machine and further appliance space. Cupboard housing gas combination condensing boiler (for central heating and hot water), radiator, double glazed window. Glazed window and door to the conservatory.

## CONSERVATORY

12'5" x 5'10" (3.81 x 1.8)

uPVC double glazed windows and door to the rear garden, newly replaced solid roof.

## BEDROOM 1

15'11" x 13'10" (4.86 x 4.24)

Double glazed windows to the front and side, both offering an enormous amount of natural light and radiator.

## BEDROOM 2

13'6" x 11'10" (4.14 x 3.62)

Double glazed windows to the side and rear, making the most of the outlook onto the rear garden and radiator.

## BATHROOM

11'2" x 8'6" (3.41 x 2.61)

Incorporating a brand new four piece suite comprising

wash hand basin, low flush WC, roll top bath and walk-in shower cubicle. Partial tiling to walls, towel rail, double glazed window.

## OUTSIDE

Approached via a shared driveway set back from the road, the property offers gated entrance to a front sweeping driveway providing ample off-street parking, screened by mature conifer hedge to the boundary line. The driveway then leads to the detached pitched roof garage and pathway to front entrance door. The garden contours all the way round the dwelling, with the front benefiting from two decorative gravel beds. The garden then splits down both sides of the property, offering shaped and hedged lawns with well stocked planted borders, the right hand side of the garden area consisting of a timber storage shed, whilst both sides of the garden then open out to the rear. The rear garden is split into various lawn sections and also offers a wide variety of planted bushes, shrubs and plants with rockery incorporating decorative chippings and to the far left corner of the plot there is space for a vegetable patch and greenhouse. The garden is enclosed to all boundaries, either by timber fencing or hedgerows and there is outside lighting and water tap.

## DETACHED GARAGE

18'9" x 9'6" (5.73 x 2.9)

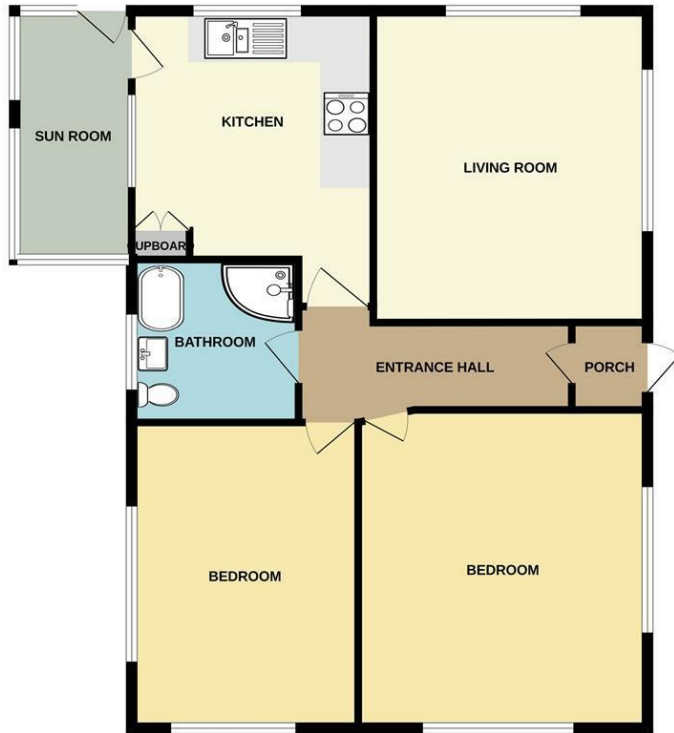
Up and over door to the front, pitched roof, personal access door and double glazed window to the side, power and light.

## DIRECTIONAL NOTE

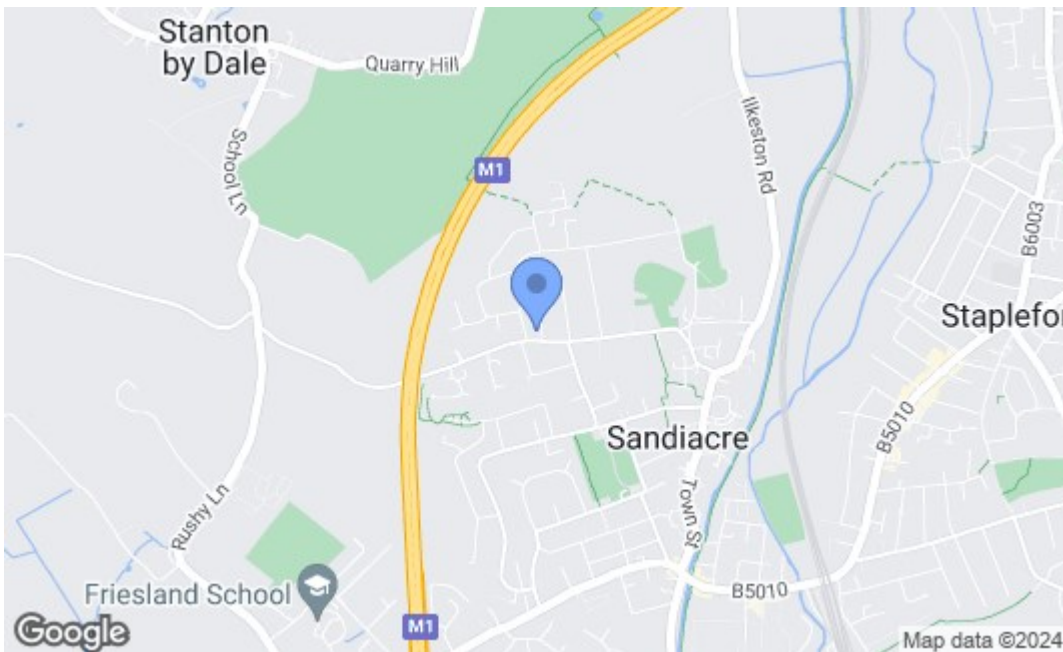
From our Stapleford branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction, turn right onto Town Street and proceed parallel with the canal in the direction of Stanton by Dale. At the bend in the road turn left onto Church Street and continue round the next bend in the road onto Stanton Road. Proceed along as if heading out of Sandiacre towards Stanton by Dale and the property can then be found set back on the right hand side.



GROUND FLOOR  
1046 sq.ft. (97.1 sq.m.) approx.



TOTAL FLOOR AREA: 1046 sq.ft. (97.1 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			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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