



Springfield Avenue,  
Sandiacre, Nottingham  
NG10 5LZ

**O/O £350,000 Freehold**



THIS IS A LOVELY TWO DOUBLE BEDROOM DETACHED BUNGALOW WHICH IS POSITIONED ON A LARGE PLOT WITH PRIVATE MATURE GARDENS TO THE REAR HAS RECENTLY BEEN UPDATED AS PEOPLE WILL SEE WHEN THEY VIEW.

Robert Ellis are pleased to be instructed to market this individual detached bungalow which offers well proportioned two double bedroom accommodation which could easily be turned into a three bedroom bungalow if the integral garage was converted into another bedroom. The bungalow has recently been redecorated and had new floor coverings fitted, the boiler and pipework have been replaced, the electrics have been updated and a new consumer unit fitted and for the size of the accommodation the privacy and size of the garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely property for themselves. The bungalow is well placed for easy access for all the facilities and amenities provided by the area and to excellent transport links help to make this a very popular and convenient place for people to live.

The property is constructed of an attractive fascia brick to the external elevations all under a pitched tiled roof and the well proportioned accommodation derives all the benefits of gas central heating, with air conditioning units to the hall and main living room, and double glazing throughout. In brief, the bungalow includes a spacious reception hall, lounge from which there are patio doors leading out to the private rear garden and off the main living room there is the dining kitchen which has an extensive range of wall and base units with integrated appliances and there is also a separate utility/laundry room from which a door takes you out to the side of the property. The two double bedrooms are positioned at the front of the bungalow and there is access from the hallway to the garage which could, as previously mentioned, be changed into an additional bedroom, and there is the shower room and a separate WC. Outside, there is a lawned garden and driveway at the front and access either side of the bungalow to the rear. At the rear there is a concrete patio/seating area and a good size lawned garden with established beds and hedging to the side boundaries. There is a summerhouse positioned towards the bottom of the garden and beyond the summerhouse there is a further garden area which has established trees and other plants.

Located on Springfield Avenue, the property is within easy reach of the shops provided by Sandiacre and Long Eaton, where there are Asda, Tesco and Aldi stores, as well as many other retail outlets, healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields and the excellent transport links include Junction 25 of the M1, which is only a couple of minutes drive away, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide access to Nottingham, Derby and other East Midlands towns and cities.



## PORCH

Open porch with a quarry tiled floor and an outside light leading through a UPVC front door with inset opaque glazed stained glass leaded panel and opaque glazed side panel to:

## HALL

A spacious reception hall having a hatch leading to the loft space, radiator, air conditioning unit, double built-in cloaks cupboard and an internal door to the garage.

## LOUNGE/SITTING ROOM

17'7 x 15'3 (5.36m x 4.65m)

Large lounge/living room has a double glazed patio door with matching double glazed side panels leading out to the private rear garden, two double glazed eye level windows to the side, coal effect gas fire set in an Adam-style surround with a marble inset and hearth, wood panelling to one wall, cornice to wall and ceiling, radiator, wall mounted air conditioning unit and a wall light.

## DINING KITCHEN

17'6 x 11' (5.33m x 3.35m)

The kitchen is finished with wood fronted units and includes a one and a half bowl sink with mixer tap and a four ring hob set in a work surface which extends to three sides and has shelving, cupboards, drawers, oven and an integrated fridge below, matching eye level wall cupboards and shelving with lighting under, hood over the cooking area, double glazed windows to the rear and side with a further double glazed eye level window, radiator, tiled walls by the work surface areas, double glazed door leading out to the rear garden and a cornice to wall and ceiling.

## UTILITY ROOM

8'8 x 7'9 (2.64m x 2.36m)

The utility room has a door with inset glazed panel leading out to the side of the property, there is a double glazed opaque window to the side, a stainless steel sink with a double cupboard and drawer under, floor mounted gas boiler, space for an upright fridge/freezer, built in storage cupboard, radiator and cloaks hanging.

## BEDROOM ONE

13'5" x 9'5" (3.96m'1.52m" x 2.74m'1.52m")

Double glazed leaded bow window to the front, radiator with shelf over, cornice to wall and ceiling, double built-in wardrobe with cupboards over and two wall lights.

## BEDROOM TWO

13'4 x 7'9 (4.06m x 2.36m)

Double glazed bay window to the front, radiator, double built-in wardrobe with cupboards over, cornice to the wall and ceiling and a light to one wall.

## SHOWER ROOM

The shower room is fully tiled and has a large walk-in shower with a Mira electric shower and a glazed screen, wall mounted hand basin, raised WC and a raised bidet, double opaque glazed window, tiled flooring, chrome heated ladder towel radiator, recessed lighting to the ceiling and a corner mirror fronted cabinet.

## SEPARATE WC

Half tiled with a low flush WC, double opaque glazed window and a radiator.

## GARAGE

16'9 x 8'6 (5.11m x 2.59m)

The integral garage could easily be converted into additional bedroom or a reception room and currently has an electric roller door to the front, a double glazed window to the side, radiator, lighting and the electric consumer unit is housed in the garage.

## OUTSIDE

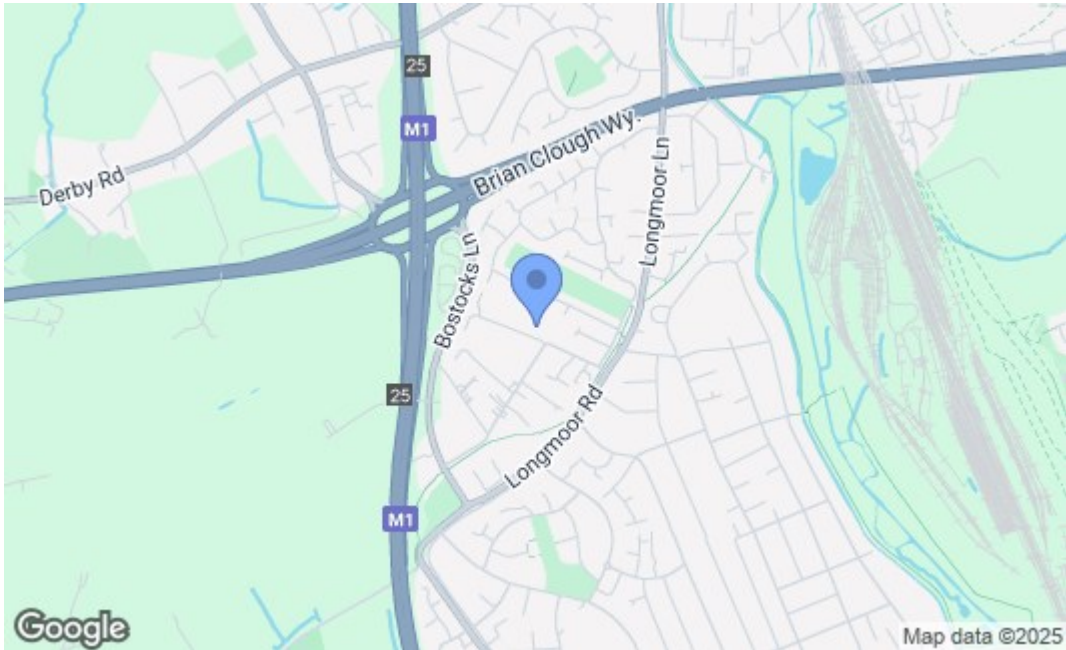
At the front of the property there is a lawn with established border and a low level wall to the front boundary. There is a raised bed in front of the bungalow, paths leading down either side of the property to the main entrance door on the right hand side with a gate taking you into the rear garden. To the left there is a further path taking you to the door into the utility room and a second gate leading to the rear of the property. To the left hand side there is a hedge and fencing with a bin storage area at the left hand side of the bungalow. There is a driveway in front of the garage which provides off road parking for a number of vehicles and there is a pebble planted area to the left hand side of the drive.

The rear garden is an important feature of this lovely bungalow and it is over 100ft in length and having a concrete patio/seating area to the immediate rear of the property with steps leading onto a large lawned garden which has established borders to the sides and there is a pathway leading down to the summerhouse which is positioned towards the bottom of the garden and has a patio/seating area at the front. There is a further garden area behind the summerhouse which has established bushes and various trees which help to provide natural screening and the whole garden is kept private by having hedging to the two side boundaries.

## AGENTS NOTE

The piece of land at the bottom of the garden is not included in the purchase price but separate negotiation can take place with a prospective purchaser.





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 |         | <b>81</b> |
| <b>England &amp; Wales</b> 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) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.