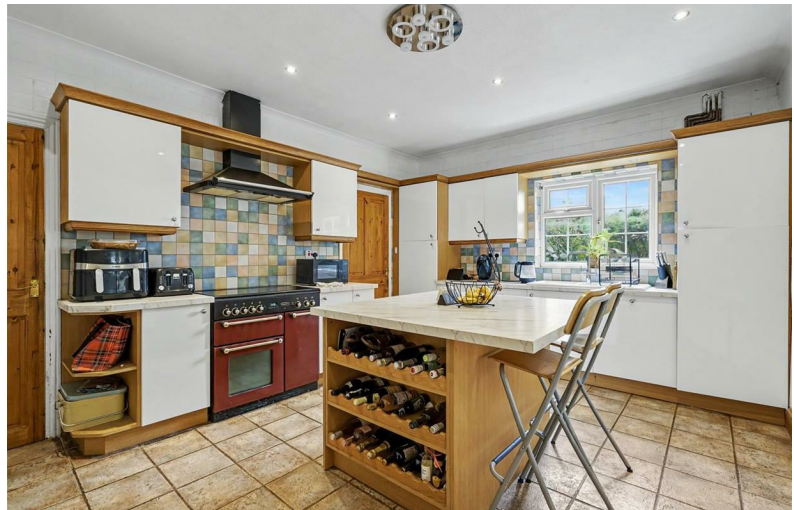




Park Drive,
Sandiacre, Nottingham
NG10 5NB

£400,000 Freehold



A SUBSTANTIAL FOUR BEDROOM DETACHED DORMA BUNGALOW SITUATED ON THE HIGHLY SOUGHT AFTER PARK DRIVE, OCCUPYING A FANTASTIC PLOT WITH A BEAUTIFUL MATURE REAR GARDEN.

Robert Ellis are delighted to bring to the market this spacious and versatile detached home which offers an exceptional opportunity for a growing family or those looking for a property with significant future potential. Positioned on one of the area's most desirable roads, the property enjoys a generous plot and provides an abundance of internal and external space.

The accommodation is well proportioned throughout, offering flexible living arrangements with four bedrooms and generous reception space, making it ideal for modern family life.

A particular feature of the property is the fantastic mature rear garden, which offers a wonderful degree of privacy along with established planting, lawned areas and plenty of space for outdoor entertaining and family enjoyment.

Externally, the property also benefits from ample off road parking, making it ideal for families with multiple vehicles.

With its substantial plot, spacious accommodation and highly desirable location, the property offers huge potential for further development or reconfiguration, subject to the necessary planning permissions, allowing purchasers the opportunity to create a truly exceptional long-term family home. An internal viewing is highly recommended to fully appreciate the size, setting and potential this unique property has to offer.

Sandiacre has a number of local shops including Co-op and Lidl stores with many more shopping facilities being found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within reach, healthcare and sports facilities, walks in the nearby open countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Porch

Front entrance door with square glass windows and entrance to hallway.

Entrance Hallway

Door, coving, radiator, doors to lounge, bedrooms, kitchen, stairs to first floor.

Bedroom

11'4 x 11'6 (3.45m x 3.51m)

Double glazed window to the front, coving, radiator.

Lounge

12'5 x 10'11 (3.78m x 3.33m)

Double glazed window to the front, double glazed window to the side, brick surround fireplace, radiator.

Bedroom

11'3 x 9'7 (3.43m x 2.92m)

Double glazed door and window to the side, radiator. Door to en-suite.

En-Suite

Double glazed window to the side, panel bath, low level WC, pedestal wash hand basin, part tiled walls, radiator, vinyl flooring, coving, extractor fan, additional window, wall mounted electric shower.

Kitchen

11'7 x 15'5 (3.53m x 4.70m)

Double glazed window to the side, radiator, tiled flooring, matching wall and base units, space for range cooker, Belfast sink and drainer, part tiled walls, island, overhead extractor, coving.

Inner Hallway

Coving, built-in storage cupboard, opening into the dining room.

Dining Room

15'11 x 9'4 (4.85m x 2.84m)

Laminate flooring, radiator, double glazed patio doors to the rear garden, door to ground floor shower room, radiator, door to the lean-to/conservatory.

Rear Porch

Tiled flooring, double glazed window and door to the rear, radiator.

Ground Floor Shower Room

Double glazed window to the side, pedestal wash hand basin with tiled splashback, low level WC, double shower cubicle with shower, radiator, tiled flooring, extractor fan.

Conservatory

8'9 x 7'11 (2.67m x 2.41m)

Double glazed windows overlooking the garden, tiled flooring, radiator, double glazed patio doors leading onto the decking.

First Floor Landing

Two storage cupboards, eaves storage, radiator, Velux window to the rear. Opening into a large bedroom.

Bedroom 3

22'6 x 9'7 restricted head height (6.86m x 2.92m restricted head height)

Double glazed window to the rear, radiator.

Bedroom 4

11'4 x 12'5 (3.45m x 3.78m)

Radiator, Velux window to the rear, built-in storage cupboard within the eaves, large storage cupboard/walk-in wardrobe, door to en-suite.

En-Suite

Pedestal wash hand basin, low level WC, single storey corner cubicle with a shower which runs off the mains, extractor fan, radiator.

Outside

To the front of the property there is a drop kerb leading to a driveway through wooden gates. The garden is mainly laid to lawn. There is a gravel pathway leading to the front door, mature shrubs, trees, bushes. There is off-road parking for a number of vehicles and a EV charging point. The driveway leads to a garage with wooden doors. Wooden gates lead into the rear garden. The rear garden has a gravelled area with decking steps leading into one of the bedrooms, decking area steps leading into the rear porch. There is a large decking area, pond and steps leading down the rear garden where there is an outhouse, shed and greenhouse. The rear garden is very private and mainly laid to lawn with mature trees and enclosed by panel fencing.

Directions

Proceed out of Long Eaton along Derby Road turning right at the church into College Street. Turn left at the island and first right onto Springfield Avenue, then follow the road to the left onto Park Drive.

Council Tax Band

Erewash Borough Council Band D

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 44 mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

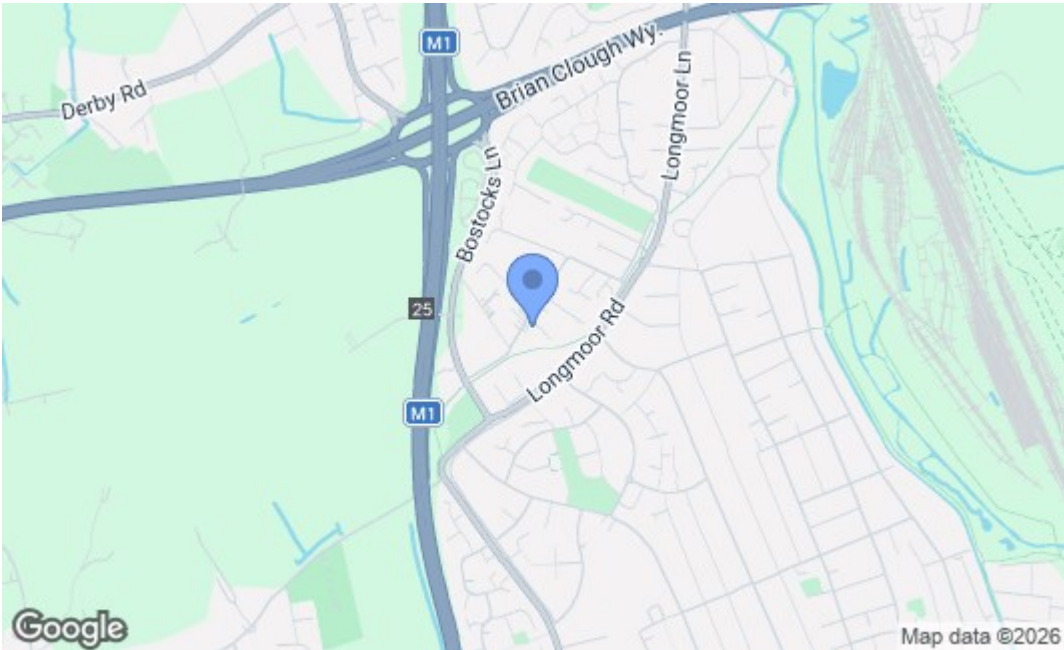
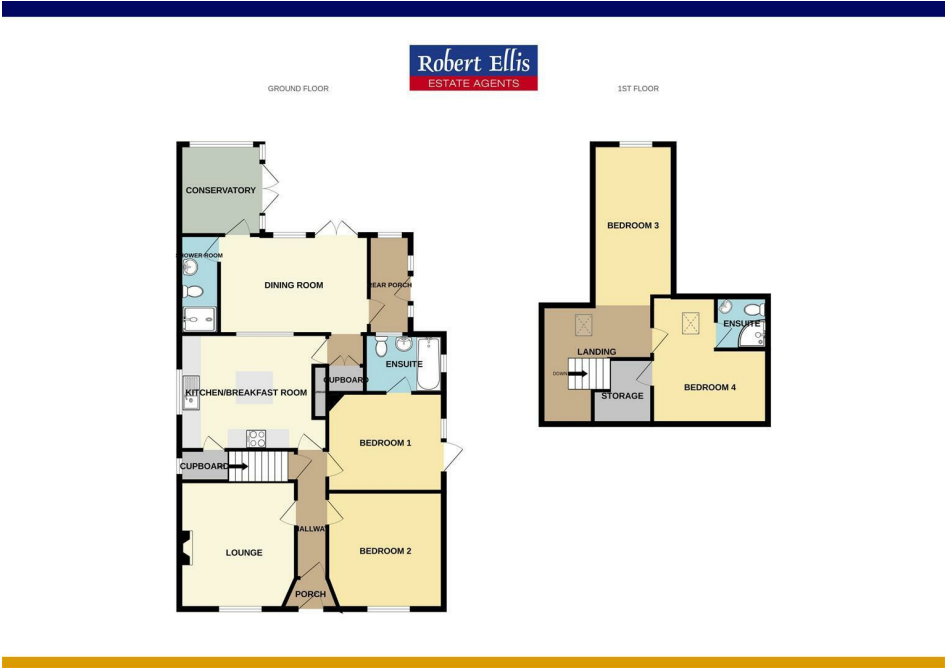
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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		
(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		

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.