Robert Ellis

look no further. . .

Larch Drive
Sandiacre, Nottingham NG10 5FD

A TWO DOUBLE BEDROOM DETACHED BUNGALOW.

£345,000 Freehold

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Situated on a corner plot can be found this substantial two double bedroom detached bungalow. The current owners have extensively re-modelled and refurbished this property to offer a stylish and spacious modern interior, giving fantastic single storey living without compromise.

Once you open the front door, you enter into an entrance porch and then guided through to a generous living room. This leads through to a central hall. Turning left leads you into a modern fully fitted kitchen and turning right leads you first into a snug (a versatile space which could also be used as a second sitting room, office, etc.). This, in turn, leads you through to the principal bedroom and also to a recently installed conservatory.

The principal bedroom is of a generous size having the benefit of air conditioning and French doors opening to a private patio area. There is a second double bedroom and spacious modern shower room/WC.

The current owners have recently commissioned a bespoke conservatory, using the latest technology, with aluminium glazing and lightweight warm roof, which can be used all year round and enjoys a superb aspect over the rear garden. The property is centrally heated with a combination boiler and is a very energy efficient home, with solar panelling with battery energy storage.

The property benefits from off-street parking for at least two vehicles and an integral garage. The beautifully presented rear gardens have a number of attractive patio seating areas, lawn and colourful, well tended bedding. The rear gardens offer a good degree of privacy.

Situated in a small cul de sac in this popular and established residential area. For those who enjoy outdoor space, Stoney Clouds Nature Reserve is only a short walk away, as is open countryside and many footpath walks leading to the nearby Derbyshire villages of Risley and Stanton by Dale. Far from being isolated, the A52 and Junction 25 of the M1 motorway are only a short drive away, as are the towns of Stapleford and Long Eaton offering a variety of shops and facilities. Sandiacre itself also enjoys a Lidl, Co-Op and a number of useful local amenities.

We strongly recommend an internal viewing to fully appreciate this well appointed bungalow.

ENTRANCE HALL
Composite double glazed front entrance door, radiator. Door to living room.

LIVING ROOM
16'11" x 11'5" increasing to 14'6" (5.17 x 3.5 increasing to 4.42)
A contemporary flame effect fire, radiator, feature tubular radiator, double glazed window to the front. Door to hallway.

HALL
Radiator, loft hatch.

KITCHEN
12'2" x 8'10" (3.71 x 2.7)
Incorporating a range of modern fitted wall, base and drawer units with work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Integrated microwave, fridge and freezer. Plumbing for washing machine, radiator, double glazed window to the rear, composite door to rear garden.

SNUG
9'8" x 8'11" (2.97 x 2.72)
A versatile room, currently used as a study but could be put to other uses, with patio door to conservatory and door to bedroom one.

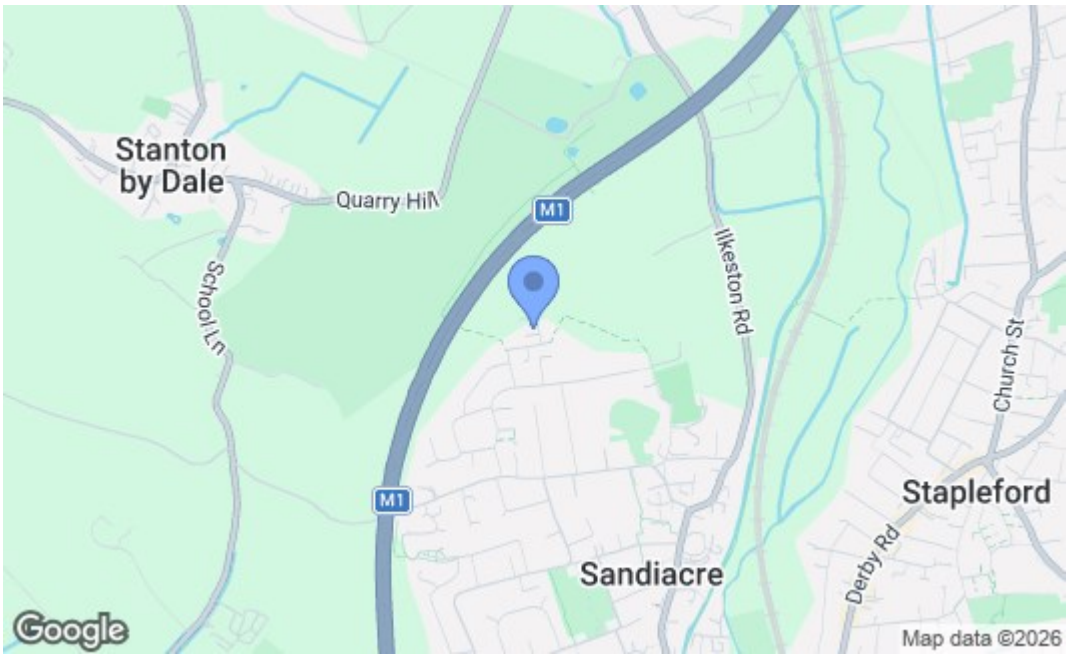
CONSERVATORY
11'7" x 7'9" (3.54 x 2.37)
This contemporary garden room has been recently constructed with the latest of technology with aluminium double glazed windows, lightweight warm roof with two roof windows. Radiator, French doors opening to the rear garden.

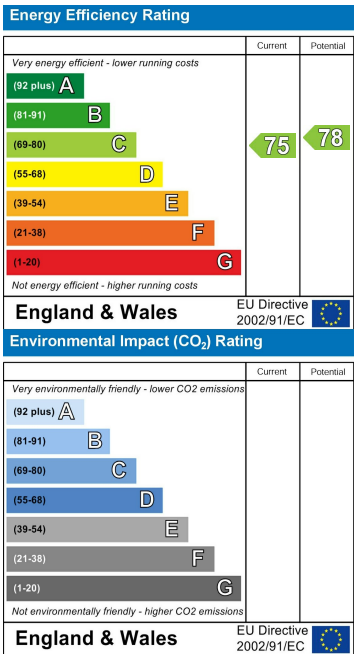
BEDROOM ONE
15'9" x 13'1" (4.81 x 4)
Wall mounted air conditioning unit, radiator, double glazed French doors opening to the rear garden.

BEDROOM TWO
11'5" x 10'4" (3.5 x 3.17)
Radiator, fitted wardrobes, double glazed window to the front.

BATHROOM
A three piece suite comprising wash hand basin with vanity unit, low flush WC and walk-in shower enclosure with a thermostatically controlled shower over. Useful cupboard, radiator, double glazed window.

OUTSIDE
The property is situated on a corner plot with a semi-open plan frontage with block paving providing off-street parking for at least two vehicles. There is also a section of garden laid to lawn. The driveway also gives access to the integral garage with an up and over door, light and power. The rear gardens are fenced and enclosed and offer a good level of privacy and have three attractive patio and seating areas and a raised garden area finished with lawn. There are attractive flower and shrub beds, outside tap and power points. The garden has been landscaped and designed to use all year round, great for alfresco dining and BBQing in the Summer months.





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.

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