Robert Ellis

look no further...







Ellerslie Grove
Sandiacre, Nottingham NG10 5GS

A THREE DOUBLE BEDROOM DETACHED BUNGALOW.

£299,950 Freehold



We are please to offer for sale this surprisingly spacious three double bedroom detached bungalow situated on a substantial corner garden plot.

This property has recently been renovated and comes to the market in a ready to move into condition, with features including a newly fitted dining kitchen which opens through to a generous living room, double glazed conservatory, gas central heating served from a modern combination boiler and the useful addition of a natural ventilation system. The property also benefits from recently replaced uPVC double glazed windows.

Situated on a generous corner plot with gardens to all sides and parking for at least two vehicles which could be expanded further.

Situated in this highly regarded residential suburb, this family size bungalow is within walking distance of local schools for all ages, local amenities and for those looking to commute, the A52 which links Nottingham and Derby, as well as Junction 25 of the M1 motorway, is a few minutes away.

Offered for sale with NO UPWARD CHAIN. Available for immediate occupation. Internal viewing is recommended.





FAMILY DINING KITCHEN
18'6" reducing to 10'2" x 12'0" reducing to 8'11" (5.65 reducing to 3.12 x 3.66 reducing to 2.73)
A spacious and welcoming open plan reception area and dining kitchen. The kitchen area comprises a comprehensive range of modern fitted wall, base and drawer units with worktops and inset composite single bowl sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Plumbing and space for washing machine, further space for fridge/freezer. In the dining area there are near full height storage units, radiator. The kitchen area also has a feature flat panel radiator and there are double glazed windows to the side and a front entrance door. French doors open to the conservatory. Opening to the living room.

LIVING ROOM
20'7" x 9'10" increasing to 12'5" (6.29 x 3.01 increasing to 3.80)
Two radiators, double glazed window to the far side with far reaching views over the surrounding area, large double glazed bay window to the rear.

CONSERVATORY
9'11" x 13'4" (3.03 x 4.08)
uPVC double glazed construction, dwarf wall, French doors opening to the rear garden.

INNER HALLWAY
Loft hatch with ladder to a partially boarded loft which houses the natural ventilation system. Doors to bedrooms and bathroom.

BEDROOM ONE
12'4" x 11'2" (3.78 x 3.42)
Radiator, double glazed bay window to the front.

BEDROOM TWO
17'7" less wardrobes x 7'8" (5.37 less wardrobes x 2.34)
Fitted wardrobes to one wall, radiator, double glazed window to the side.

BEDROOM THREE
10'9" x 9'2" (3.3 x 2.81)
Radiator, double glazed window to the front.

FAMILY BATHROOM
6'7" x 5'10" (2.03 x 1.79)
Modern three piece suite comprising floating wash hand basin with vanity unit, low flush WC and twin rose thermostatically controlled shower, shower screen, tiling to walls and floor, heated towel rail, double glazed window.

OUTSIDE
The property is situated on a substantial and elevated garden plot with shared access driveway leading to designated off-street parking for two to three cars, wraparound gardens to all sides of the property which are laid mainly to lawn with mature trees and shrubs. The rear garden is fenced and enclosed with patio area and block built workshop/store with up and over door, light and power.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.

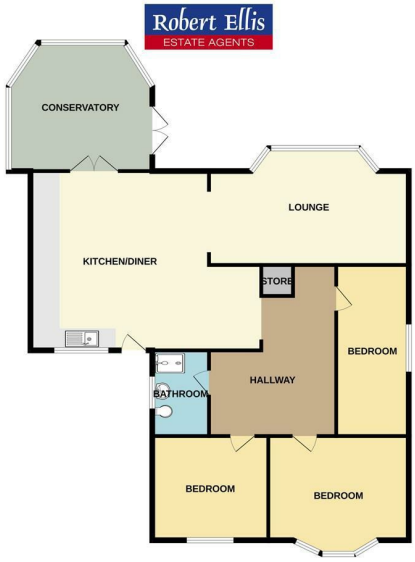


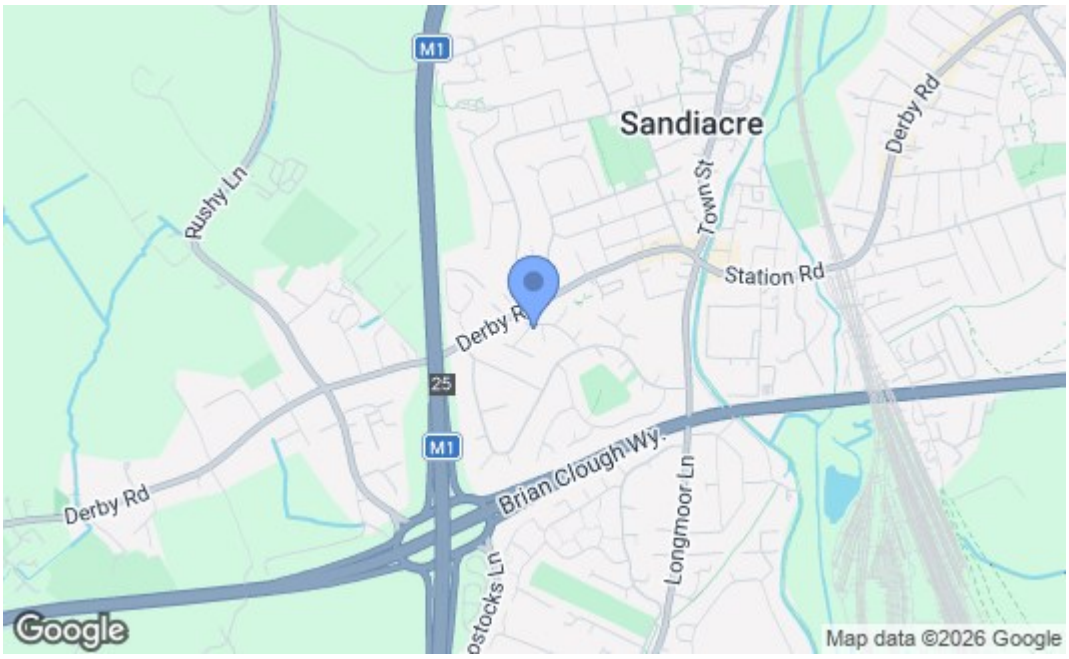


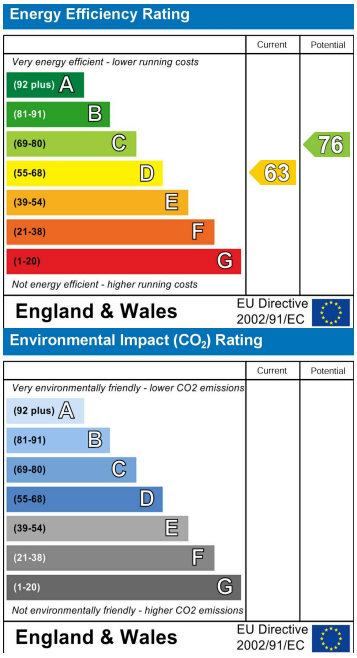












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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