



The Paddocks,
Sandiacre, Nottingham
NG10 5HQ

O/I/R £285,000 Freehold



THIS IS AN EXTENDED THREE DOUBLE BEDROOM DETACHED BUNGALOW SITUATED ON A QUIET CUL-DE-SAC IN THIS VERY POPULAR RESIDENTIAL AREA TO THE WEST OF NOTTINGHAM.

Being positioned on The Paddocks, this individual detached bungalow is being sold with the benefit of NO UPWARD CHAIN and provides the opportunity for a new owner to stamp their own mark on the property but is a bungalow which could be moved into immediately and then for someone to decide what they would like to alter in the future. For the size of the accommodation and privacy of the South-Westerly facing rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is well placed for easy access to the amenities and facilities provided by Sandiacre, Stapleford and Long Eaton as well as the villages of Breaston and Borrowash.

The property is constructed of brick to the external elevations under a pitched tiled roof and the extended accommodation includes an enclosed porch, reception hall, a large lounge which includes a dining area and has doors leading into a conservatory, the breakfast kitchen is fitted with wall and base units, there are the three double bedrooms and a shower room which includes a mains flow shower system. Outside there is the integral garage positioned to the right hand side of the property, a drive and garden at the front with access down the right hand side of the bungalow to the rear garden where there are several patio/seating areas, pebbled areas of the garden help to keep maintenance to a minimum, there is established planting, screening to the boundaries and at the bottom of the garden there is a shed and greenhouse which will remain at the property when it is sold.

The property is within easy reach of the shops provided by Sandiacre where there is a Co-op and Lidl, there are further shopping facilities in Long Eaton where there are Asda, Tesco, Aldi and Lidl stores, Pride Park is a short drive down the A52 where there is a Sainsbury's and Costco, there are healthcare and sports facilities which include several local golf courses, walks in the surrounding picturesque countryside and the transport links include J25 of the M1 which is literally only a couple of minutes drive away, East Midlands Airport, stations at Long Eaton, East Midlands Parkway and Derby and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Fully enclosed porch with a half UPVC double glazed door to the front and a full double glazed internal door to:

Reception Hall

Radiator with a shelf over, hatch to the loft and a glazed door to:

Lounge/Dining Room

23'4 × 11'9 approx (7.11m × 3.35m'2.74m approx)

This main reception room has double glazed patio doors leading to the conservatory, double glazed windows to either side, coal effect gas fire set in a feature stone surround with wooden top plinths to either side, four wall lights, double radiator with a shelf over, cornice to the wall and ceiling and a TV aerial point.

Conservatory

11'10 × 7'2 approx (3.61m × 2.18m approx)

Double glazed sliding doors leading out to the rear garden, full height double glazed windows to the side and rear, polycarbonate roof, radiator and fitted blinds to the windows and door.

Dining Kitchen

17'5 × 9'4 approx (5.31m × 2.84m approx)

Having white Shaker style units and including a 1½ bowl sink with a mixer tap set in a work surface with space for an automatic washing machine and double cupboard beneath, work surface with cupboards and drawers below, space for an upright gas cooker, further work surface with cupboard and space for a tumble dryer below and a work surface with double cupboard under, upright storage cupboard, space for a fridge/freezer, matching eye level wall cupboards and display cabinets, wall mounted Worcester Bosch boiler, walls tiled, radiator with a shelf over, double glazed window to the rear, opaque double glazed window to the side and a half double glazed door leading out to the rear garden.

Bedroom 1

14'6 × 10'2 approx (4.42m × 3.10m approx)

Double glazed window with a fitted blind to the rear, two double wardrobes with cupboards over and a radiator.

Bedroom 2

13'3 × 7'8 plus wardrobes approx (4.04m × 2.34m plus wardrobes approx)

Double glazed window to the front with a fitted blind, range of wardrobes to one wall with mirror fronted sliding doors providing shelving and hanging space.

Bedroom 3

9'7 × 9'3 approx (2.92m × 2.82m approx)

Double glazed window with a fitted blind to the front, fitted shelved storage cupboards and further shelving to two walls and a radiator.

Shower Room

The shower room includes a large walk-in shower with a mains flow shower, tiling to three walls, a glazed door and protective screen, low flush w.c. with a concealed cistern, hand basin with a mixer tap and double cupboard under, radiator with a rail over, glass shelving and a mirror to one wall, tiling to three walls, opaque double glazed window and a mirror fronted wall cabinet.

Outside

At the front of the property there is a block paved driveway and a path leading to the front door which extends around the side of the front garden, there are planted, pebbled beds and coniferous hedging to the front and left hand side with a gate leading to the path on the right hand side which provides access to the rear garden.

The rear garden has a slabbed area next to the kitchen with a path extending around the conservatory to a further slabbed area. The garden has been designed to help keep maintenance to a minimum and is slabbed with various pebbled areas with a rockery bed, a path leads to the bottom of the garden where there are established beds and further pebbled areas with there being a greenhouse and shed which will remain when the property is sold. The rear garden is kept private by having natural screening and fencing to the side boundaries.

There is a covered area by the back door and an outside light and an external water supply are provided.

Garage

16'2 × 8' approx (4.93m × 2.44m approx)

The integral garage has an up and over door to the front, an opaque double glazed door and a double glazed window to the side, work bench and shelving to the walls, power and lighting is provided and there is the wall mounted electric consumer unit.

Directions

From J25 of the M1 take the turning towards Sandiacre/Risley. At the main traffic light junction turn right onto Derby Road and The Paddocks can be found as a turning on the left with the property identified by our for sale board.
7903AMMP

Council Tax

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 - Unknown

Phone Signal – Unknown

Sewage – Mains supply

Flood Risk – No, surface water very low

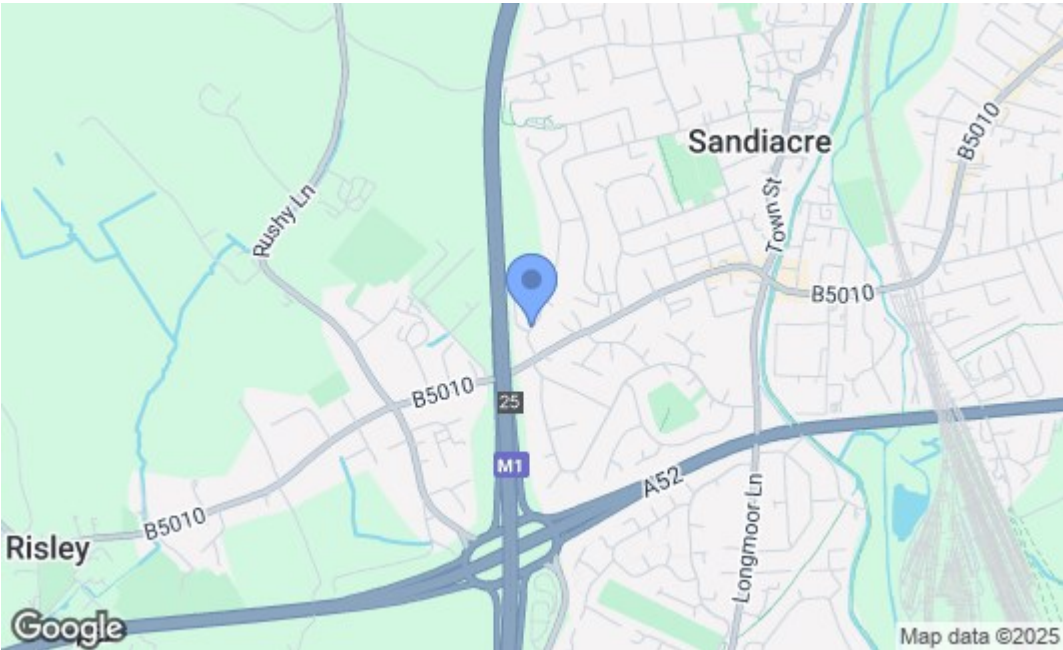
Flood Defenses – No

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		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.