



Springfield Avenue,
Sandiacre, Nottingham
NG10 5NA

Price Guide £350-365,000

Freehold



A TWO BEDROOM DETACHED BUNGALOW OFFERING EXTENDED ACCOMMODATION.

Robert Ellis are delighted to offer to the market this beautiful bungalow located at the head of Springfield Avenue, this TWO BEDROOM extended detached bungalow offers a lovely home for people who are looking for a property that offers approx 979sqft living accommodation and is ideal for anyone looking for something they can move straight into. The property has a gable fronted appearance and has been extended at the side to create an additional bedroom whilst the original second bedroom is a perfect dining room. There is also a brick built detached GARAGE situated to the right of the property in addition to a SUMMER HOUSE and a good size garden at the rear which is private from nearby properties and offers a large patio and decking area. The property is well placed for easy access to the amenities and facilities provided by Sandiacre, Long Eaton and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place for people to live.

The property is brick built, offering great kerb appeal from the front aspect and accommodation briefly compromises of an entrance porch, hallway, kitchen, spacious lounge, dining room, shower room, two bedrooms and a conservatory. The property occupies a fantastic plot with the benefit of ample off road parking, a detached garage and a beautiful rear garden.

Being situated in Sandiacre the property is well placed for easy access to the Asda and Tesco superstores and many other retail outlets found in Long Eaton, there are excellent schools for all ages, healthcare and sports facilities including several local golf courses and West Park Leisure Centre, walks in the lovely open countryside at Stanton by Dale and Dale Abbey and the excellent transport links include J25 of the M1 which is only a few minutes drive away, stations at Long Eaton and East Midlands Parkway, East Midlands Airport is only one junction down the M1 and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Fully enclosed porch having a half leaded double door leading to the side, double glazed window to the side, tiled flooring, half Georgian door to:

Reception Hall

Double cloaks cupboard, airing/storage cupboard, cornice to the ceiling, wood effect vinyl flooring, hatch to the loft and a radiator.

Lounge/Diner

20'4 x 11'4 approx (6.20m x 3.45m approx)

Double glazed windows to the front and side, two radiators, TV point, electric fire and half mantle.

Kitchen

9'5 x 8'11 approx (2.87m x 2.72m approx)

With a range of matching wall and base units with work surfaces over, inset sink and drainer, double glazed windows to the front and side, tiled flooring, integrated fridge freezer, dishwasher and integrated electric oven, four ring gas hob with extractor over, part tiled walls and a radiator.

Dining Room

11'3 x 9'5 approx (3.43m x 2.87m approx)

Double glazed patio doors to the rear, radiator, vinyl flooring, coving to the ceiling and door to:

Conservatory

19' x 8' approx (5.79m x 2.44m approx)

French doors to the rear, floor to ceiling windows to three sides, wood effect vinyl flooring and a radiator.

Bedroom 1

13'4 x 11'2 approx (4.06m x 3.40m approx)

Double glazed window to the rear, fitted wardrobes and a radiator.

Bedroom 2

9'7 x 9' approx (2.92m x 2.74m approx)

Double glazed window to the rear, fitted wardrobes and a radiator.

Shower Room

Double glazed window to the side, double shower cubicle, wall mounted electric shower, fully tiled walls,

vanity wash hand basin, low flush w.c. and chrome heated towel rail.

Outside

To the front of the property there is ample off road parking, gated entrance, lawned garden and mature trees and shrubs to the borders.

To the rear there is a paved patio area, lawned garden with mature plants and shrubs to the borders, raised decked area, summerhouse with power and lighting and a garage.

Garage

Single detached garage with an up and over door to the front, power and lighting.

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.

8085AMCO

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 - Standard 7mbps, Superfast 80mbps, Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

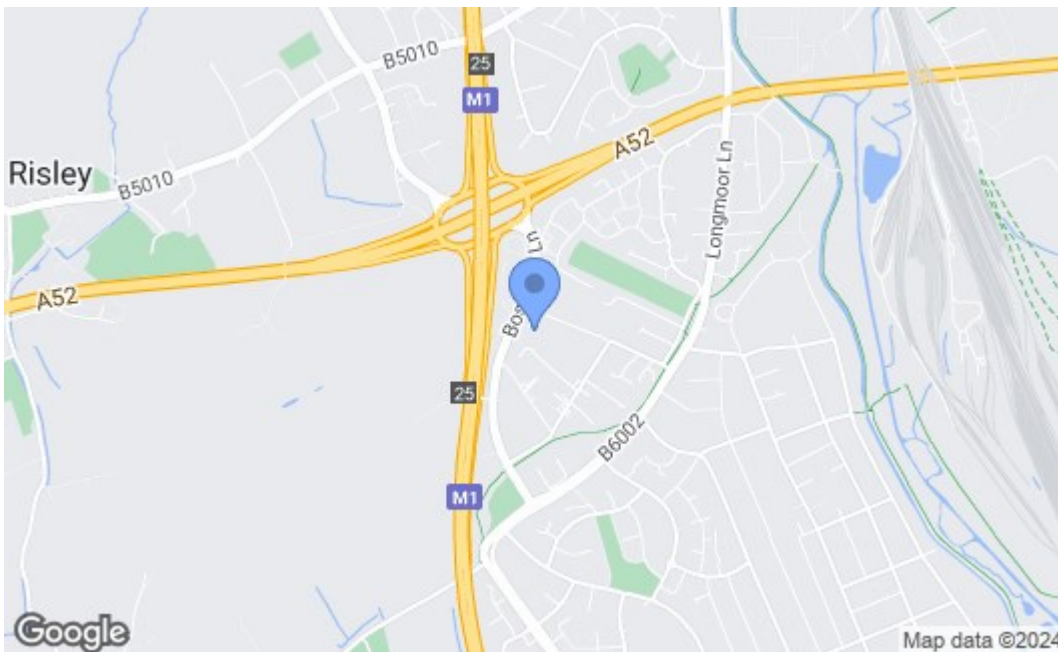
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | 67 | |
| (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.