

# Robert Ellis

*look no further...*



Shelford Road  
Radcliffe-On-Trent, Nottingham NG12

1 A 7

**Offers Over £425,000 Freehold**

A FOUR BEDROOM DETACHED  
BUNGLOW IN A VILLAGE LOCATION

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AN EXTENDED FOUR-BEDROOM DETACHED BUNGALOW IN A HIGHLY SOUGHT-AFTER VILLAGE LOCATION, OFFERING VERSATILE LIVING SPACE, AMPLE PARKING, AND A SELF-CONTAINED ANNEX OPTION – AVAILABLE WITH NO UPWARD CHAIN.

Situated in a desirable village location, this spacious four-bedroom detached bungalow has been thoughtfully extended to provide flexible accommodation, ideal for a range of buyers. The property benefits from gas central heating, double glazing, and a tiled roof, ensuring comfort and efficiency throughout.

In brief, the accommodation comprises a veranda to the front elevation, leading into a welcoming entrance hallway. There are two well-proportioned double bedrooms, a family bathroom, and a spacious lounge/dining room offering a light and airy feel. The fitted kitchen provides ample storage and workspace, while a rear lobby gives access to the master bedroom, which benefits from an en-suite shower room. An additional double bedroom is accessed via the rear garden, complete with its own staircase and private lobby, offering a fantastic opportunity for multi-generational living or a home office setup.

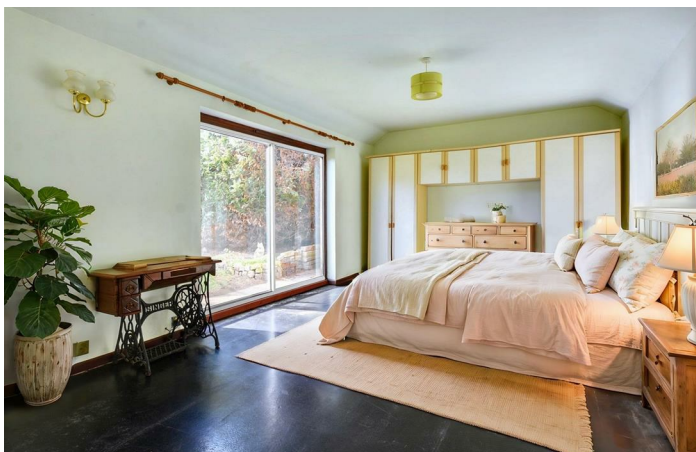
Externally, the property is set back from the road with a spacious driveway providing off-road parking, leading to an integrated garage. The enclosed rear garden is ideal for outdoor enjoyment, with potential for further landscaping.

One of the standout features of this home is its versatility—part of the property can be separated to form a self-contained annex with independent access, perfect for extended family or those working from home.

Located within easy reach of local amenities, the property offers convenient access to excellent transport links, including bus routes to West Bridgford and Nottingham, as well as key commuter routes via the A52 and A46.

Offered to the market with no upward chain, this is a fantastic opportunity to acquire a spacious and flexible home in a sought-after location.

Contact us today to arrange your viewing!



### Entrance Hallway

13'11 x 4'10 approx (4.24m x 1.47m approx)

Original glazed Victorian door to the front, ceiling light point, coving to the ceiling, wall mounted radiator, original quarry tiled chequered flooring, loft access hatch, panelled doors to:

### Bedroom 2

11'11 x 11'7 approx (3.63m x 3.53m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point and wooden flooring.

### Bedroom 3

10'9 x 12'8 approx (3.28m x 3.86m approx)

UPVC double glazed window to the rear overlooking the private, enclosed garden, wall mounted radiator, ceiling light point.

### Bathroom

9' x 8' approx (2.74m x 2.44m approx)

A modern white three piece suite comprising of a panelled bath, pedestal wash hand basin, low flush w.c., UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, extractor fan and tiled splashbacks.

### Open Plan Lounge/Dining Room

12'10 x 25'2 approx (3.91m x 7.67m approx)

This bright and open lounge/diner benefits from having a UPVC double glazed window to the front with additional UPVC double glazed windows to the side, wall mounted double radiators, feature fireplace incorporating stone surround, marble hearth and back panel and electric feature fireplace, coving to the ceiling, ceiling light point and panelled door to:

### Kitchen

10'7 x 12'6 approx (3.23m x 3.81m approx)

With a range of matching wall and base units incorporating laminate work surfaces above, double stainless steel sink with mixer tap over, UPVC double glazed window to the side, integrated oven, four ring hob with extractor hood above, display cabinets, laminate work surface, ample storage space, Ideal gas central heating combination boiler housed within a cabinet, space and plumbing for an automatic washing machine and dishwasher, tiled splashbacks, tiled floor, panelled door to:

### Side Lobby

2'4 x 9'10 approx (0.71m x 3.00m approx)

Door to the side providing access to the garden, UPVC double glazed window to the side, tiling to the floor and panelled door to:

### Bedroom 1

22'6 x 12'6 approx (6.86m x 3.81m approx)

Sliding double glazed patio door, double glazed window to the rear, ceiling light point, wall light points, wall mounted radiators, panelled doors to:

### En-Suite

5'8 x 9'1 approx (1.73m x 2.77m approx)

Three piece suite comprising of a low flush w.c., pedestal wash hand basin, walk-in shower enclosure with electric shower above, tiled splashbacks, tiled floor, wall mounted double radiator, window to the side, ceiling light point and extractor fan.

### Rear Lobby

Staircase to additional bedroom space.

### Bedroom 4

16'10 x 12'8 approx (5.13m x 3.86m approx)

UPVC double glazed window to the front with picturesque views, wall mounted radiator, wall light points, door to eaves providing further storage.

### Outside

To the rear of the property there is an enclosed, private garden laid to lawn with mature shrubs and trees planted to the borders, gravelled patio area, fencing and hedges to the boundaries creating ideal privacy.

### Garage/Store

25'9 x 12'9 approx (7.85m x 3.89m approx)

Electric roller shutter door to the front with additional up and over door to the rear and secure rear access door, ceiling light point, windows to the side, light and power.

### Council Tax

Rushcliffe Council Band E

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 16mbps Superfast 95mbps Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

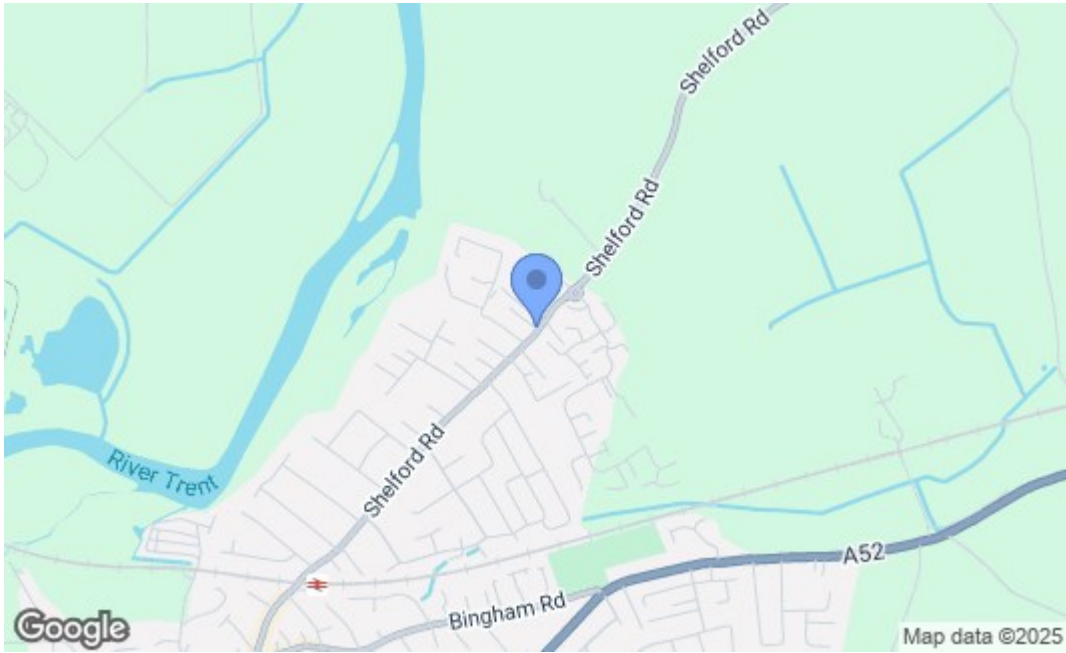
Non-Standard Construction – No

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		
		73
	56	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.