



**Ellerslie Grove**  
**Sandiacre, Nottingham NG10 5GS**

**£325,000 Freehold**

A THREE/FOUR BEDROOM DETACHED  
BUNGALOW.





ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS SUBSTANTIAL THREE/FOUR BEDROOM DETACHED BUNGALOW BROUGHT TO THE MARKET WITH NO UPWARD CHAIN POSITIONED IN A QUIET RESIDENTIAL CUL DE SAC LOCATION.

The property has been significantly extended from its original form to provide a spacious and adaptable single storey living with up to four bedrooms which could equally be used as sitting rooms or office space if required. There is a generous living room as well as a dining kitchen and a four piece family bathroom suite.

Situated in a cul de sac of bungalows in this highly regarded residential area, the property has panoramic far reaching views to the front whilst being conveniently located close to local schooling including Ladycross, Cloudside and Friesland.

There is a regular bus service linking Nottingham and Derby just a few minutes walk away as well as easy access to the A52 and Junction 25 of the M1 motorway.

There is ample off-street parking with security gates, front and rear gardens, and detached garage to the rear.

This truly family-sized property comes to the market with NO UPWARD CHAIN and as bungalows of this size are rare to the area, we strongly recommend an internal viewing to avoid disappointment.

Due to the size and location of the property, we believe it is an open market for those looking to downsize to single level living yet looking for a family home.



## ENTRANCE PORCH

6'6" x 4'4" (2 x 1.34)

uPVC double glazed front entrance door with half height double glazed window to the side of the door, laminate flooring, coving, wall mounted electrical consumer box and further panel and glazed door to the hallway.

## HALLWAY

18'10" x 8'11" overall (5.76 x 2.73 overall)

Doors to all rooms, useful storage cupboard (previously airing cupboard), loft access point with pull down loft ladder to a boarded, lit and insulated loft space which also houses the gas fired combination boiler fitted in 2018 (for central heating and hot water purposes). Laminate flooring, radiator and useful additional storage cupboard.

## LIVING ROOM

16'6" x 11'7" increasing to 13'8" (5.05 x 3.55 increasing to 4.18)

uPVC double glazed windows to both the front (enjoying fantastic views over the surrounding area) and side (both with fitted blinds), matching to the hallway laminate flooring, media points, two radiators, coving and contemporary marble fire surround incorporating coal effect electric fire.

## DINING KITCHEN

19'4" x 11'7" overall (5.90 x 3.55 overall)

An extended space which incorporates a kitchen area and dining area. The kitchen space is well equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and three quarter bowl inset sink unit with draining board and central mixer tap with tile splashbacks. Fitted eye level oven and combination grill, fitted counter level four ring electric hob with extractor over, washing machine and fitted fridge. Double glazed window to the side (with fitted blinds), tile effect flooring and opening through to the conservatory/dining area which is brick and double glazed construction with double glazed windows to the rear and both sides (all fitted with blinds), laminate flooring, radiator and uPVC double glazed side exit door to outside.

## PRINCIPAL BEDROOM

16'2" x 10'2" (4.93 x 3.12)

Double glazed window to the rear (with fitted blind), uPVC double glazed exit door to outside, radiator, TV point and a range of fitted bedroom furniture including mirror fronted wardrobes, bedside cabinets and overhead storage cupboards.

## BEDROOM TWO

10'11" x 10'4" (3.35 x 3.15)

Double glazed window to the front (with fitted blind), radiator and a range of wardrobes including bedside wardrobes with mirror fronted panel and overhead storage cupboards.

## BEDROOM THREE

10'6" x 9'11" (3.21 x 3.04)

Double glazed window to the front (with fitted blinds), radiator and built-in shelving and drawer unit.

## BEDROOM FOUR

9'10" x 5'5" (3 x 1.66)

Double glazed window to the rear (with fitted blinds), radiator and coving.

## FAMILY BATHROOM

9'8" x 5'6" (2.96 x 1.69)

Four piece suite comprising panel bath with central mixer tap, separate enclosed shower cubicle with Mira electric shower and folding glass shower screen door, wash hand basin with mixer tap and low flush WC. Partial wall tiling to dado height, wall mounted mirror fronted bathroom cabinet, fixed shelving, chrome heated ladder towel radiator, double glazed window to the rear (with fitted blinds), coving, extractor fan, wall mounted mirror, light and shaver point above.

## OUTSIDE

To the front of the property there is a slight elevation to the plot offering a lowered kerb entry point to a driveway space providing off-street parking which continues through the double security gates providing further off-street parking and open access to the rear garden. Front garden lawn and planted rockery areas housing a variety of mature bushes and shrubbery.

## SIDE & REAR

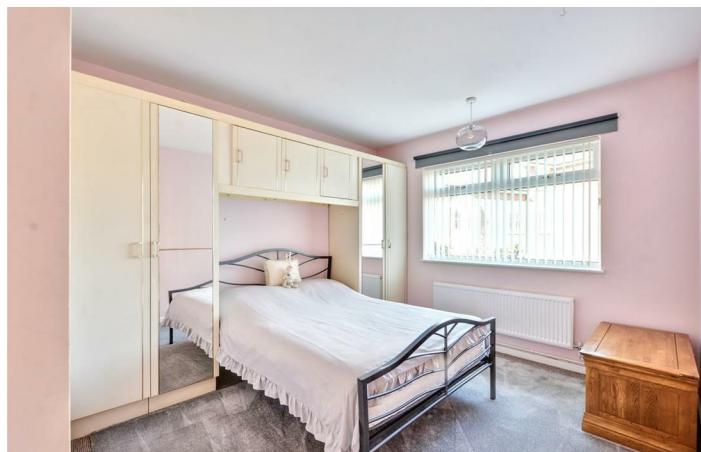
As previously mentioned, the driveway continues through the double gates from the front providing further off-street parking to the rear for several cars. The garden then opens out to a lawned garden with planted borders housing a variety of mature bushes and shrubbery. Two separate paved patio seating areas (making the most of the moving sun), decorative rockery stones. Timber storage shed and personal access door to the detached garage to the rear. Within the garden there is a water tap, water butt and electric power point.

## DETACHED GARAGE

Up and over door to the front, personal access door and window to the side, power and lighting points. Roof and fascia replaced in 2022. No driveway access.

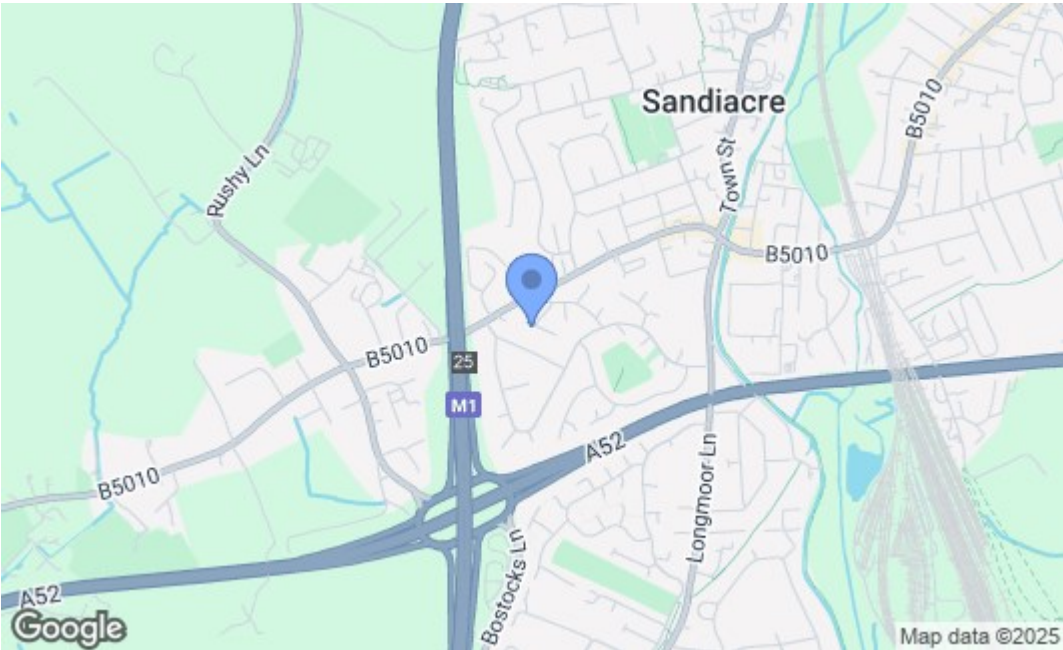
## IMPORTANT NOTE

There are three pine trees in the rear garden, subject to a Tree Preservation Order. The property underwent a full structural survey in April 2024. No structural issues, past or present, were found. All of the trees had branches to a height of 5m removed in 2022. Both flat roofs were replaced in August 2024 and fitted with a waterproof silicone covering. The entire roof at the rear was replaced in September 2024. Fitted with new waterproof paper and wooden tiler lats. New tiles were fitted and broken tiles were replaced with new. A dry ridge system was fitted and plastic dry verges were installed. Making the roof at the back maintenance free. This roof has a five year guarantee. Guttering and downpipes were also replaced. New fascias were fitted around the sun lounge/dining area. In August 2024, reinforced steel lintels were fitted above the front door and five windows.





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		
(55-68) D	65	
(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 <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.