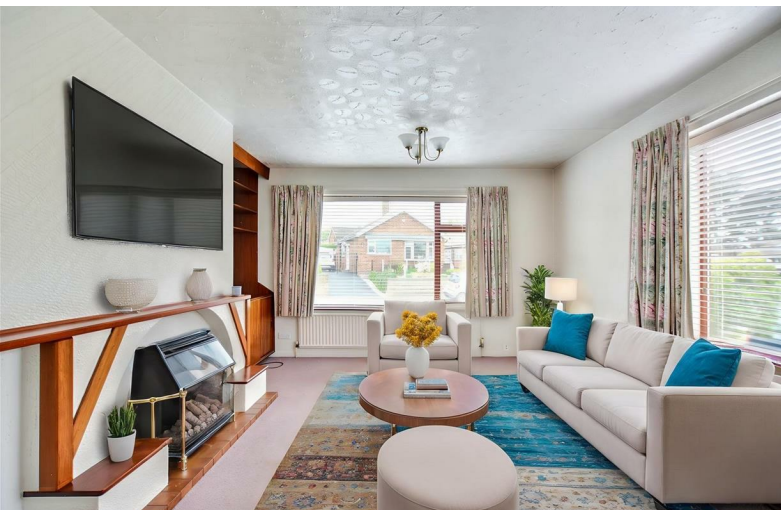




Ellerslie Grove
Sandiacre, Nottingham NG10 5GS

£225,000 Freehold

A TWO BEDROOM DETACHED
BUNGALOW OFFERED FOR SALE FOR THE
FIRST TIME SINCE CONSTRUCTION WITH
THE ADDED BENEFIT OF BEING SOLD
WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET FOR THE FIRST TIME SINCE CONSTRUCTION IN THE MID 1960'S WITH NO UPWARD CHAIN THIS TWO BEDROOM DETACHED BUNGALOW CONSTRUCTED BY JH BROUGH & CO LTD, ORIGINALLY NAMED AS "THE QUORN".

With single level accommodation comprising entrance lobby, inner hallway, two bedrooms, living room, kitchen and shower room.

The property also benefits from gas fired central heating, double glazing, off-street parking and gardens to both the front and rear.

The property is situated within close proximity of the shops, services and amenities in Sandiacre and the neighbouring towns of Stapleford and Long Eaton. For those needing to commute, there are great transport links on the doorstep such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the Nottingham electric tram terminus and i4 bus service.

The property also benefits from being within easy reach of open countryside and nearby walks, as well as having fantastic far reaching views from the rear garden.

Although requiring a degree of modernisation and upgrading, the property sits on a generous size, level lying plot, ideal for those looking to downsize or retire with a project in mind.

We highly recommend an internal viewing.



ENTRANCE LOBBY

10'10" x 4'5" (3.32 x 1.36)

Hardwood framed panel and double glazed front entrance door with hardwood framed double glazed window to the side of the door, additional hardwood framed double glazed window to the side, radiator, meter cupboard box, internal panel and glazed door to the inner hallway.

INNER HALLWAY

9'6" x 7'1" (2.91 x 2.17)

Airing cupboard housing the hot water cylinder with shelving space above, useful cloaks cupboard, loft access, radiator. Internal doors to the living room, kitchen, both bedrooms and shower room.

LIVING ROOM

16'11" x 11'2" (5.18 x 3.41)

Two hardwood framed double glazed windows to both the front and side (with fitted blinds), two radiators, media points, serving hatch to kitchen, chimney breast incorporating coal effect fire with shelving above and tiled hearth, useful shelving/storage space with sliding drawers and fold-out cabinets.

KITCHEN

11'7" x 10'6" (3.55 x 3.22)

Matching range of fitted base and wall storage cupboards and drawer, with roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Space for kitchen appliances, floor mounted gas fired combination boiler (for central heating and hot water), space for fridge/freezer, radiator, serving hatch through to the living room, decorative tiled splashbacks, hardwood framed double glazed windows to the side and rear (with fitted blinds). Panel and hardwood framed double glazed door then leads into the rear garden.

BEDROOM ONE

10'6" x 10'0" (3.21 x 3.07)

Hardwood framed double glazed window to the front (with fitted blinds), radiator, fitted double wardrobe with shelving.

BEDROOM TWO

12'11" x 8'11" (3.96 x 2.72)

Sliding double glazed patio doors opening out to the rear garden also making the most of garden views and far reaching views beyond, radiator, coving, wall light points, TV aerial and fitted double wardrobe with hanging rail.

SHOWER ROOM

6'5" x 5'7" (1.97 x 1.71)

Three piece suite comprising full width tiled shower cubicle with glass screen, grab rails and Triton electric shower, wash hand basin, low flush WC. Tiling to the walls, radiator, wall mounted bathroom mirror, hardwood framed double glazed window to the rear (with fitted blinds), spotlights, extractor fan.

OUTSIDE

To the front of the property there is a lowered kerb entry point leading to a full length driveway down the left hand side of the property providing ample off-street parking. The front garden has a rockery style wall and flowerbeds which house a variety of bushes and shrubbery. Curved pathway which provides access to the front entrance door, as well as a shaped lawn.

TO THE REAR

The rear garden makes the most of the far reaching views of the surrounding area, with an initial top level patio area (ideal for entertaining), with ornamental pond and rockery, leading onto a shaped lawn section with planted flowerbeds and borders housing well stocked variety of bushes, shrubs, trees and plants. The garden then drops down to a lower level, where historically there has been a garage and shed with the bases still in place. The rear part of the garden has a greenhouse, as well as a separate lawn section and further planted borders housing a specimen range of bushes, shrubs and plants.

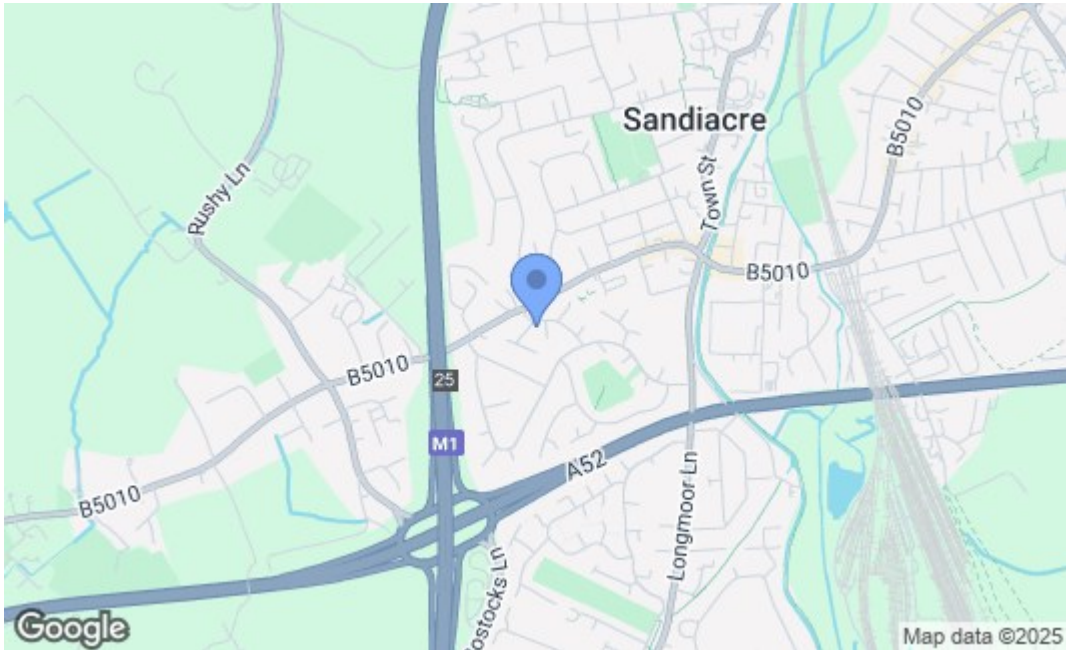
DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the Sandiacre traffic lights, continue straight over and proceed up Derby Road in the direction of Risley. Look for and take an eventual left hand turn onto Woodside Road and then take a right hand turn onto Ellerslie Grove. Follow the bend in the road to the left and the bungalow can then be found on the left hand side.

AGENTS NOTE

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	54	
(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.