



Springfield Avenue,  
Sandiacre, Nottingham  
NG10 5NA

**O/O £350,000 Freehold**

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Robert Ellis are delighted to bring to the market this beautifully presented and deceptively spacious three-bedroom detached chalet-style bungalow, positioned in a highly sought-after residential location. The property offers versatile accommodation arranged over two floors and has been tastefully modernised throughout. The ground floor comprises an inviting entrance hall, a superb open plan dining kitchen with contemporary fitted units ideal for family living and entertaining, a useful utility area, a generous living room, a newly fitted bathroom and a double bedroom with French doors opening onto the rear garden. To the first floor there are two further double bedrooms, one benefiting from a W/C and the other providing access to a loft area housing the combination boiler.

Externally the property occupies an attractive plot with a low-maintenance front garden and a gated resin driveway providing ample off-road parking. The enclosed rear garden has been thoughtfully landscaped to include an artificial lawn, large wooden pergola and two garden sheds. A particular feature is the fully insulated external bar, complete with French doors, offering a fantastic entertaining space or ideal home office.

The property is within easy reach of the local shops provided by Sandiacre which includes Co-op and Lidl stores, there are further shopping facilities in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are schools for all ages within easy reach of the property which includes Friesland senior school, there are healthcare and sports facilities which includes several local golf courses, walks in the nearby open picturesque countryside and the excellent transport links include J25 of the M1, 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.



## Entrance Hall

Wood-effect flooring, a radiator, an open staircase, UPVC double-glazed obscure windows to the front elevation, and a single composite door providing access into the accommodation.

## Kitchen Diner

11'9 x 22' approx (3.58m x 6.71m approx)

The kitchen has a range of matte black base and wall units with wood-effect worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated electric oven with an induction hob and extractor fan, tiled splashback, vinyl flooring, open plan to a dining and seating area, a wall-mounted flame-effect feature fireplace, a radiator and a vertical radiator, panelled feature walls and ceiling, recessed spotlights, and UPVC double-glazed windows to the front and rear elevation.

## Utility Room

4'6 x 4'1 approx (1.37m x 1.24m approx)

The utility room has fitted matte black base and wall units with wood-effect worktops, space for multiple under-counter appliances, space for an American-style fridge freezer, tiled splashback, tiled flooring, a skylight window, a UPVC double-glazed window to the side elevation, and a single UPVC door providing secondary access into the property.

## Shower Room

5'4 x 8'5 approx (1.63m x 2.57m approx)

The shower room has a low level dual flush W/C, a vanity unit wash basin, an electrical shaving point, a double walk-in shower enclosure featuring an electric shower fixture with an overhead rainfall shower and a handheld shower head, wall-mounted grab handles, a vertical radiator, recessed spotlights, fully tiled walls, tiled flooring, and a UPVC double-glazed obscure window to the rear elevation.

## Living Room

9'5 x 22'1 approx (2.87m x 6.73m approx)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, panelled feature walls, a TV point, a wall-mounted flame effect feature fire, two radiators, space for a dining area, full-height UPVC double-glazed windows and double French doors opening out to the rear garden.

## Bedroom 1

11'11 x 11'9 approx (3.63m x 3.58m approx)

The first bedroom has a radiator, and double French doors opening out to the rear garden.

## First Floor Landing

The landing has an in-built cupboard, a panelled feature wall, and provides access to the first floor accommodation.

## Bedroom 2

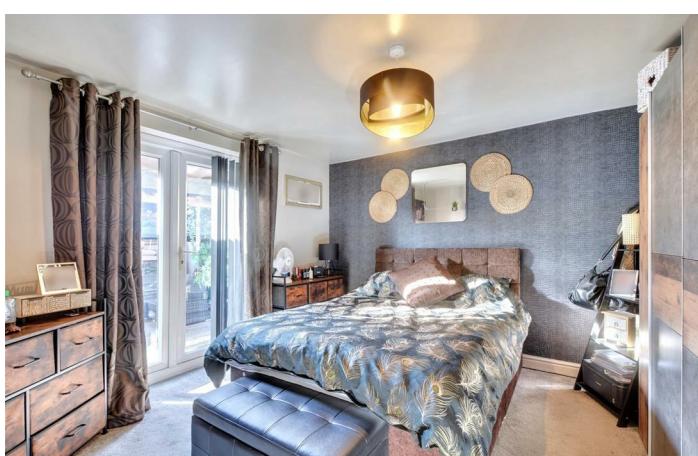
11'3 x 11'11 approx (3.43m x 3.63m approx)

The second bedroom has a UPVC double-glazed window to the side elevation, a radiator, and access into a W/C.

## W.C.

5'7 x 2'10 approx (1.70m x 0.86m approx)

This space has a low level dual flush W/C, a wash basin with a fitted storage underneath, wood-effect flooring, and waterproof splashback.



## Bedroom 3

12'10 x 11'3 approx (3.91m x 3.43m approx)

The third bedroom has a UPVC double-glazed window to the side elevation and a radiator.

## Outside

To the front of the property is a resin driveway with double gated access, various plants and shrubs, courtesy lighting, and gated access to the rear garden.

To the rear of the property is a private landscaped garden with paved patio and gravelled areas, a wooden pergola, courtesy lighting, two timber-built sheds, and access into the bar area.

## Bar

6'5 x 11'2 approx (1.96m x 3.40m approx)

This space has a bespoke-built bar area, wood-effect flooring, full-height UPVC double-glazed windows, and double French doors opening out to the garden.

## Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street following the road to the end. At the mini island turn left onto Longmoor Road, immediate right into Springfield Avenue and continue along where the property can be found on the left.  
9010CO

## Council Tax

Erewash Borough Council Band C

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 67mbps Ultrafast 1800mbps

Phone Signal – EE, Vodafone, 02, Three

Sewage – Mains supply

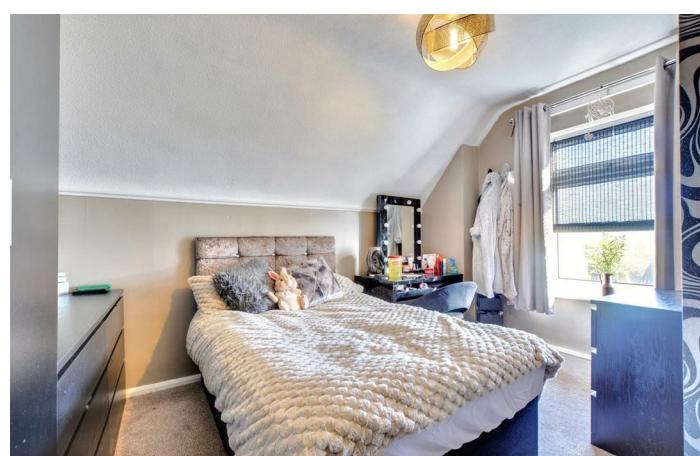
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

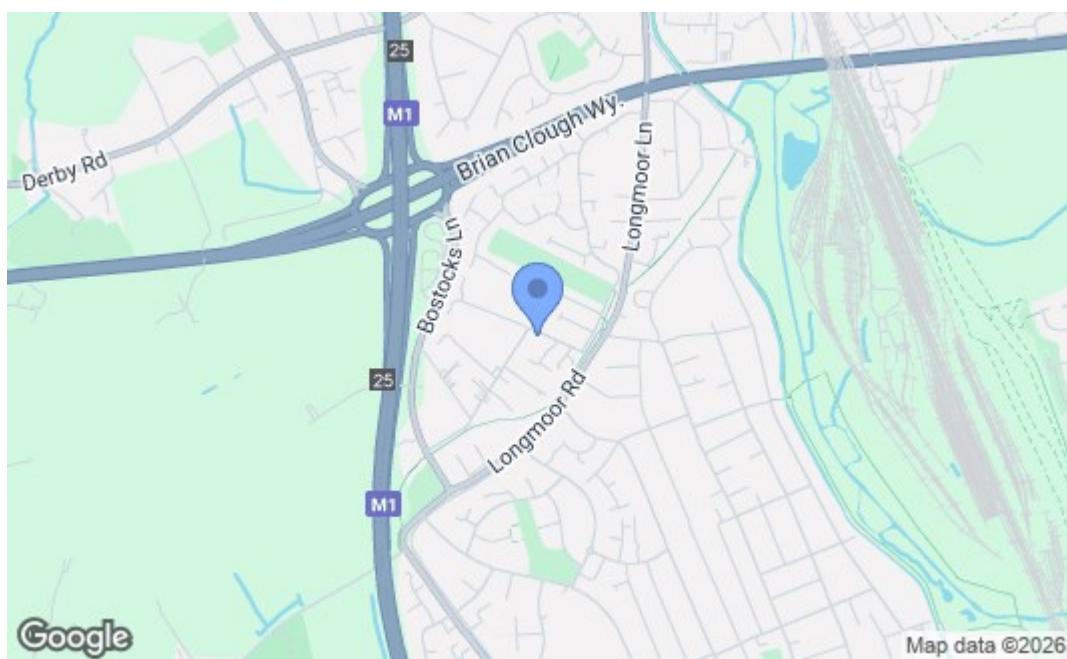
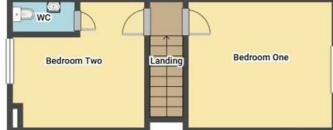
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



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.