



Elm Avenue  
Sandiacre, Nottingham NG10 5EJ

**£375,000 Freehold**

A DOUBLE FRONTED THREE BEDROOM  
DETACHED BUNGALOW SITTING ON A  
GENEROUS PLOT WITH AMPLE PARKING &  
GARAGE. OFFERED FOR SALE WITH NO  
UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS MID 1930'S DOUBLE FRONTED THREE BEDROOM DETACHED BUNGALOW SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL CUL DE SAC WITH THE BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN.

With accommodation on one level comprising a spacious (circa 8m long) hallway leading to three good sized bedrooms, spacious living room, conservatory, shower room, utility cupboard and dining kitchen.

The property benefits from gas fired central heating from combination boiler, double glazing, ample off-street parking and a generous (circa 7.5m long) garage with power and lighting.

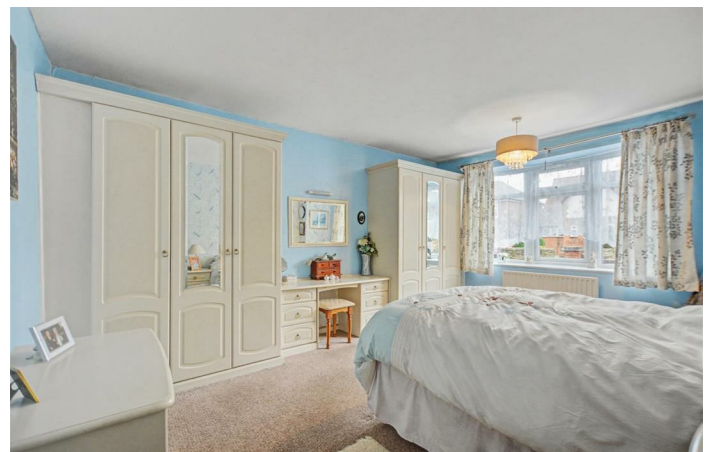
The property sits on a generous overall plot whilst being relatively flat, making general maintenance more manageable.

The property is located on this quiet residential no-through road cul de sac within easy reach of nearby day to day amenities, including the local convenience store and Post Office. There is also easy access to the i4 bus service, the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

There is also easy access to excellent nearby schooling for all ages (if required) and open countryside.

We believe the property will make an ideal downsize or retirement property, but also offers the space needed to create a family home.

We highly recommend an internal viewing.



## ENTRANCE HALL

25'6" x 8'3" (7.78 x 2.52)

uPVC panel and double glazed front entrance door, meter cupboard, wooden flooring, coving, radiator, doors to all internal rooms, loft access point via pull-down ladder to a partially boarded, lit and insulated loft space.

## BEDROOM ONE

15'3" x 12'5" (4.67 x 3.80)

Double glazed bow window to the front, radiator, range of fitted bedroom furniture including mirror fronted triple wardrobes, dresser/vanity unit, matching bedside cabinets and drawers, wall light point.

## BEDROOM TWO

12'11" x 12'8" (3.95 x 3.87)

Double glazed bow window to the front, radiator, range of fitted floor to ceiling double wardrobes and central dresser/vanity unit, drawers.

## BEDROOM THREE

8'11" x 8'8" (2.74 x 2.65)

Velux skylight roof window, range of floor to ceiling fitted double wardrobes. Internal door to the garage.

## UTILITY CUPBOARD

7'4" x 3'0" (2.26 x 0.93)

Double glazed window to the side, tiled floor, shelving and wall mounted storage cabinets, worktop space and tiled floor.

## SHOWER ROOM

12'1" x 8'4" (3.69 x 2.56)

Three piece suite comprising spacious walk-in double size shower cubicle with glass screen and dual attachment mains shower with decorative boarding, wash hand basin and low flush WC. Tiling to the walls and floor, radiator, double glazed window to the side, wall light point, boiler cupboard housing the gas fired combination boiler for central heating and hot water.

## LIVING ROOM

25'3" x 13'0" (7.72 x 3.98)

Brick and Cornish slate tiled fireplace incorporating wall hung coal effect electric fire, media points, coving, two radiators, wall light points, double glazed window to the rear overlooking the rear garden, sliding uPVC double glazed patio doors opening through to the conservatory.

## CONSERVATORY

10'1" x 9'4" (3.08 x 2.87)

Hardwood double glazed construction with pitched roof incorporating central ceiling light and electric fan, tiled floor.

## DINING KITCHEN

13'9" x 13'1" (4.21 x 4.00)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite-effect roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled splashbacks. Space for cooker with extractor canopy over, space for full height fridge/freezer, integrated dishwasher, glass fronted crockery cupboards, ample space for dining table and chairs, tiled floor, fitted Roman blinds, radiator, double glazed windows to both the side and rear, uPVC panel and double glazed exit door to outside.

## OUTSIDE

To the front of the property, there is a lowered kerb entry point to a spacious block paved forecourt driveway providing off-street parking for several vehicles. Decorative plum slate chippings, flowerbeds and borders housing a variety of bushes and shrubbery. External lighting point, access to the garage via the up and over door, pedestrian gated access leads to the rear garden.

## TO THE REAR

The rear garden is of a good overall proportion being on a flat level plot incorporating a raised block paved patio seating area and adjacent courtyard providing good entertaining space. This area then leads onto a generous lawn with stepping stone style pathway providing access to the foot of the plot. Within the garden, there are flowerbeds and rockery housing a wide variety of specimen bushes, shrubs, trees and plants, two garden sheds and a greenhouse (included within the sale), external water tap and lighting point.

## GARAGE

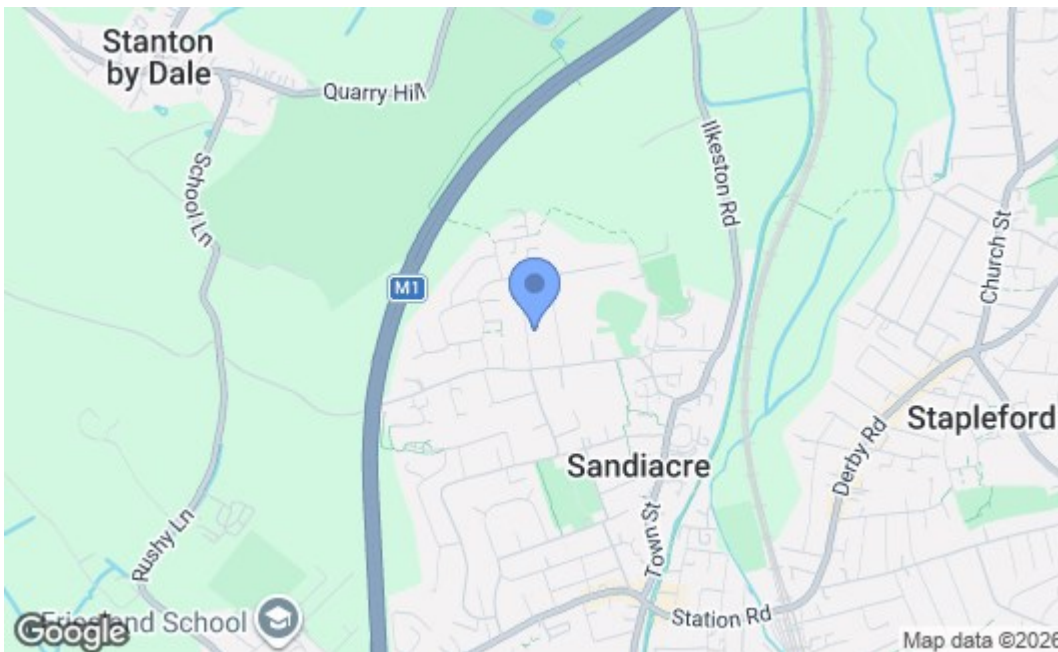
24'10" x 12'9" (7.58 x 3.91)

Up and over door, power and lighting points, double glazed window to the side, ample wall mounted shelving.

## 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, turn right onto Town Street and proceed parallel with the canal, heading in the direction of New Stanton. At the bend in the road, turn left onto Church Street and continue onto Stanton Road, passing the entrance to Sandiacre Town Football Club. With the convenience store/Post Office on the left, take a right turn onto Elm Avenue and the property can be found a little further up on the right hand side, identified by our For Sale board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.