



Hayworth Road
Sandiacre, Nottingham NG10 5LL

£210,000 Leasehold

A SPLIT LEVEL TWO DOUBLE BEDROOM
SEMI DETACHED BUNGALOW.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN FOR THE FIRST TIME IN OVER 50 YEARS THIS SPLIT LEVEL, TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW OFFERING FANTASTIC FAR REACHING VIEWS FROM THE FRONT LIVING ROOM WINDOW AND BALCONY.

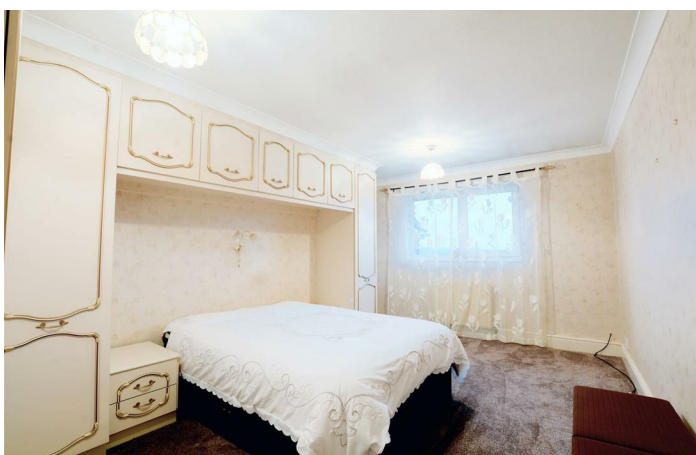
With accommodation on one level comprising an entrance hallway, living room with patio doors to a front balcony (making the most of the views), kitchen, inner hallway, two double bedrooms and three piece bathroom suite.

The property also benefits from gas fired central heating from a recently installed combination boiler located in the garage on the lower level. There is double glazing, off-street parking, garage with useful store room and enclosed garden to the rear backing onto Hayworth Park.

The property offers fantastic far reaching views of the nearby area to the front whilst also offering privacy to the back backing onto local parkland.

The property is located within easy reach of nearby shopping facilities and amenities, schooling for all ages if required, open countryside and transport links such as the A52 and M1 motorway.

We highly recommend an internal viewing.



KITCHEN

12'9" x 9'4" (3.90 x 2.86)

The kitchen comprises a matching range of fitted base and wall storage cupboard with roll top work surfaces incorporating one and a half bowl sink unit with draining board and central mixer tap, fitted four ring hob with extractor over, in-built eye level oven and grill, integrated fridge and freezer, space for integrated washing machine, pullout pantry-style cupboards, display shelving, space for table and chairs, radiator, tiled floor, double glazed window to the front (with fitted roller blind), uPVC panel and double glazed exit door (with matching blind) opening out to the rear garden. Concertina doors to living room.

LIVING ROOM

16'6" x 16'0" max reducing to 12'0" (5.04 x 4.88 max reducing to 3.66)

Incorporating the hallway area which has a uPVC panel and stained glass entrance door to the front, sliding double glazed patio door to the front opening out to the decked front balcony with decorative wrought iron railings, brick and tile chimney breast incorporating coal fire, wall light points, coving, media points, radiator. Paquet flooring is under the living room carpet. Door to inner hallway.

INNER HALLWAY

6'10" x 3'5" (2.09 x 1.06)

Loft access point to an insulated loft space, storage cupboard with shelving. Doors to both bedrooms and bathroom.

BEDROOM ONE

16'0" x 10'5" (4.90 x 3.18)

Double glazed window to the front enjoying fantastic views to the front, radiator, coving, a range of fitted bedroom furniture including wardrobes, drawers, bedside cabinets and overhead storage cupboards.

BEDROOM TWO

12'5" x 10'5" (3.80 x 3.19)

Sliding double glazed patio doors opening out to the rear garden, coving, fitted mirror glass fronted wardrobes.

BATHROOM

7'11" x 6'2" (2.42 x 1.89)

Three piece suite comprising bath with Victorian-style mixer tap and handheld shower attachment, hidden cistern low flush WC, wash hand basin. Partial wall tiling, double glazed window to the rear, coving, wall light point, radiator.

OUTSIDE

To the front of the property there is a triangular shaped lawn, block paved driveway for up to two cars which, in turn, leads to the integral garage via up and over door. Pedestrian gated access leading down the left hand side of the property to the rear garden and stepped access to the front entrance door and balcony with wrought iron railings.

TO THE REAR

The rear garden is enclosed, well stocked and planted. Housing a wide variety of specimen bushes, shrubs, trees and plants. There is a good size paved patio area accessed directly from the kitchen and bedroom doors, making an ideal entertaining space. Pedestrian access then leads back down to the front.

GARAGE

16'0" x 10'8" (4.89 x 3.26)

Up and over door to the front, power, lighting, gas and electricity meters, also housing the gas fired combination boiler (for central heating and hot water purposes). Opening through to the attached store room.

STORE ROOM

approx 15'5" x 15'1" (approx 4.70 x 4.61)

Sitting directly under the living room of the property, which could be explored for better use (subject to the relevant permissions and approvals), it is currently an ideal storage space.

DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre before taking a left hand turn at the traffic junction onto Longmoor Lane. Take a right hand turn onto Hayworth Road and follow the bend in the road to the right. The property can then be found set back on the left hand side accessed via a private block paved driveway servicing just a small number of properties. Ref: 8298NH

AGENTS NOTE

It is understood the property has a leasehold term of 999 years from the 1960's.

We understand there is an annual charge paid of £20.

We also understand there is no service charge payable.

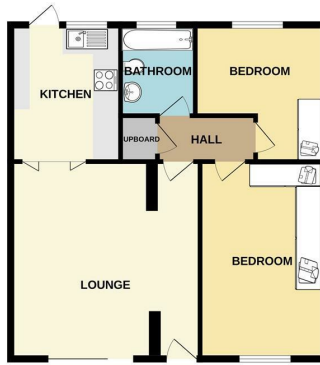
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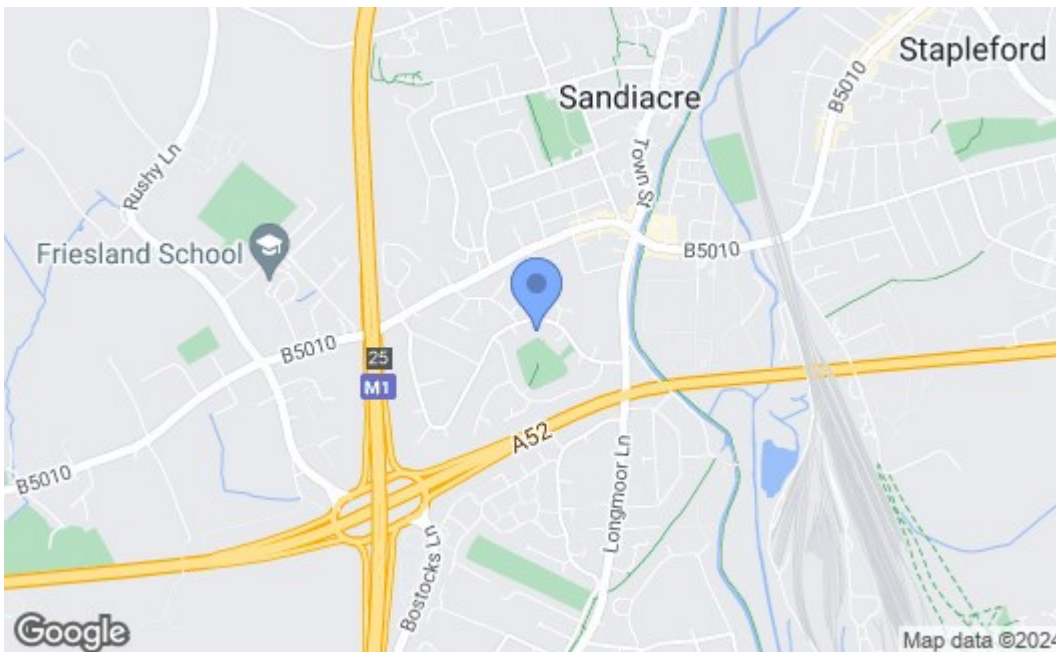
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		68	
(55-68) D			
(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	

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