



Springfield Avenue,  
Sandiacre, Nottingham  
NG10 5LZ

**£315,000 Freehold**



THIS IS A DETACHED THREE BEDROOM CHALET BUNGALOW SITUATED IN THIS POPULAR RESIDENTIAL AREA WITH THE PROPERTY PROVIDING THE OPPORTUNITY FOR A NEW OWNER TO STAMP THEIR OWN MARK ON THEIR NEXT HOME.

Being located on Springfield Avenue which is a popular road in Sandiacre, this three bedroom detached bungalow style property is being sold with the benefit of NO UPWARD CHAIN and does provide a new owner with the opportunity to update the property to suit their own requirements. The property offers well proportioned accommodation and for the size and layout of the rooms, the potential to further extend the accommodation in the attic space and the privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in the property for themselves. The property is well placed for the local amenities and facilities provided by the area which includes excellent transport links, all of which have helped to make this a very popular and convenient location to live.

The property is constructed of brick with feature stonework to the front elevation under a pitched tiled roof and the accommodation derives the benefits of having gas central heating with a fairly new Vaillant boiler having been installed and double glazing and includes an enclosed porch, reception hall, a large lounge, separate dining room which has patio doors to the rear garden and stairs to the first floor, the kitchen is fitted with wall and base units and has integrated appliances, there are two double ground floor bedrooms, both with built-in wardrobes and the fully tiled bathroom. To the first floor the landing leads to a large third bedroom and there is a first floor shower room/w.c. with access through a lobby to a large loft room, which could be converted into further accommodation, if this was something a new owner wanted to carry out in the future. There is an integral garage with a remote controlled electric up and over door to the front, a block paved drive and parking area at the front with a path running down the right hand side of the bungalow to the rear garden where there is a large patio leading onto a lawned garden which has mature borders to the sides and is kept private by having fencing and natural screening to the boundaries.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco, Aldi and Lidl along with many other retail outlets, there is a Co-op store and Lidl in Sandiacre, healthcare and sports facilities which include several local golf courses as well as the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and the transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Enclosed porch with an opaque glazed front door and a matching side panel leading through an opaque glazed door to:

## Reception Hall

Radiator and panelled doors to the lounge, dining room, two bedrooms and bathroom.

## Lounge/Sitting Room

15'6" x 14' approx (4.72m x 4.27m approx)

Double glazed bow window to the front, radiator, Minton style fireplace and hearth, two wall lights and a radiator.

## Dining Room

12'1" x 9'8" approx (3.68m x 2.95m approx)

Double glazed patio doors leading out to the rear garden, stairs to the first floor, radiator and built-in storage cupboard.

## Kitchen

11'8" x 6'9" approx (3.56m x 2.06m approx)

The kitchen is fitted with wood grain finished units having brushed stainless steel fittings and includes a sink with a mixer tap and Neff hob set in a work surface which extends to three sides and has a tray rack, cupboards, drawers and an integrated dishwasher below, oven and microwave oven with a drawer below and cupboard above, matching eye level wall cupboards with lighting under, tiling to the walls by the work surface areas, double glazed window to the rear, opaque double glazed door leading out to the rear garden, cornice to the wall and ceiling and an internal door leading into the garage.

## Bedroom 1

12' x 11'8" approx (3.66m x 3.56m approx)

Double glazed window to the front and two double built-in wardrobes with cupboards over and a radiator.

## Bedroom 2

11'8" x 10'9" approx (3.56m x 3.28m approx)

Double glazed window to the rear, radiator, range of wardrobes with mirror fronted sliding doors providing shelving and hanging space.

## Bathroom

The bathroom is fully tiled and has a light coloured suite including a panelled bath with hand rails and an electric shower over, pedestal wash hand basin and low flush w.c., opaque double glazed window, radiator and a double mirror fronted wall cabinet.

## First Floor Landing

Radiator and doors to:

## Bedroom 3

21' to 12'8" x 9' to 8'1" approx (6.40m to 3.86m x 2.74m to 2.46m approx)

Double glazed window to the rear, two radiators and a double built-in storage cupboard with louvre doors.

## Shower Room

Having a corner shower with a Triton electric shower, tiling to two walls, a folding glazed door and protective screen, hand basin set on a surface

and a low flush w.c., Velux window, wall mounted heater and a sliding glazed door leading to the landing.

## Lobby

Leading to:

## Attic Room

18'4" x 16'9" approx (5.59m x 5.11m approx)

The attic room is accessed from the landing and has boarded flooring, a Velux window, access to roof storage space and power points and lighting are provided. Subject to obtaining the necessary permissions, this attic room could be changed into further accommodation if required by a new owner.

## Outside

At the front of the property there is a block paved driveway and off road parking for several vehicles with fencing to the side boundaries and a copper beech hedge to the front and to the right hand side of the bungalow there is a path taking you to the rear garden.

The rear garden is an important feature of this lovely home offering a private garden area to sit and enjoy outside living with a large slabbed patio area with steps leading onto a lawned garden which has mature and established borders to the sides with fencing and natural screening to the boundaries, an outside light, power points and external water supply is provided.

## Garage

15'6" x 11'9" approx (4.72m x 3.58m approx)

The integral garage has a remote controlled electric up and over door to the front, a wall mounted Vaillant boiler, space and plumbing for an automatic washing machine and space for both a fridge and freezer and shelving and cupboards to the walls.

## Directions

Proceed out of Long Eaton along Derby Road turning right at the church into College Street. Turn left at the island and first right onto Springfield Avenue.

8089AMMP

## 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 6mbps, Superfast 64mbps, Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

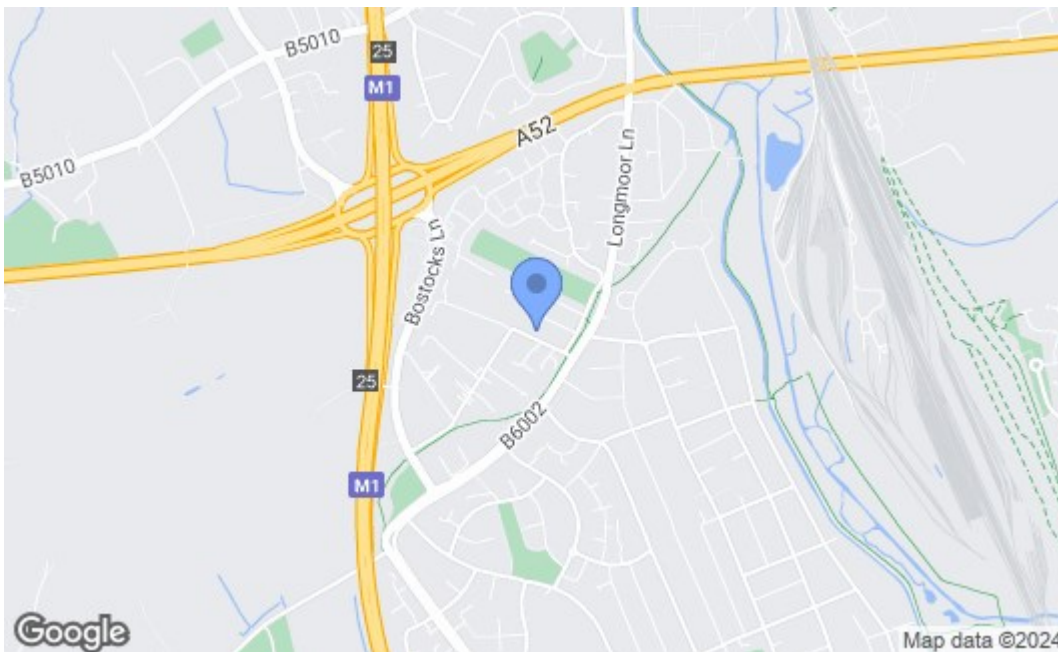
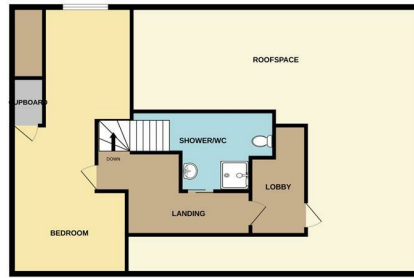
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		51	
(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.