Robert Ellis

look no further...







Park Drive,
Sandiacre, Nottingham
NG10 5NB

Price Guide £425-450,000

Freehold

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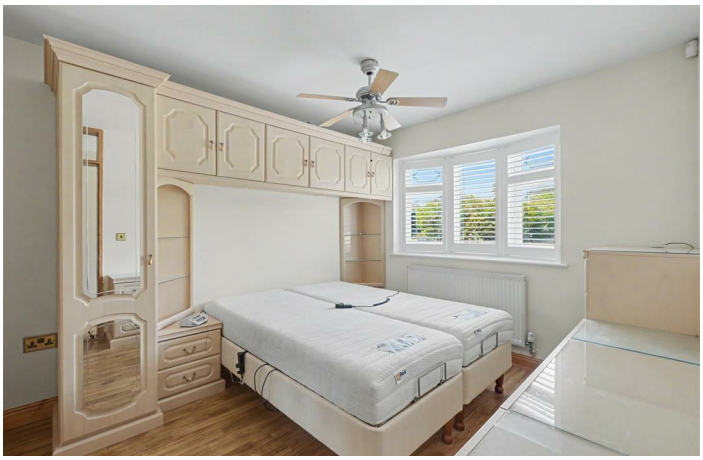


AN IMPRESSIVE DETACHED BUNGALOW LOCATED ON A QUIET ROAD OFFERING VERSATILE LIVING SPACE, VIEWINGS ARE HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY AND OPPORTUNITY.

The entrance hall is a good size with wooden flooring and oak doors providing access to all rooms. The living room is light and airy with views overlooking the rear garden. The kitchen diner is a great feature to this lovely bungalow. The kitchen is fully equipped with integral Neff appliances, granite worktops and island. The utility room is accessed from the kitchen and there is a door leading to the store room which was previously the integral garage. There are two bedrooms, master en suite and shower room in the main part of the bungalow.

The annex has a separate front entrance door but can also be accessed from the entrance hallway. The annex has a lobby area, living area, bedroom and bathroom. There is a driveway to the front providing off road parking for numerous vehicles and gate access to the rear. The rear garden is fully enclosed and offers excellent privacy and has a covered seating area, additional patio seating areas, a summer house and has raised beds with mature planting, shrubs and trees.

Located in the popular residential area of Sandiacre, close to a wide range of local schools, shops and parks, the property benefits from fantastic transport links including nearby bus stops and easy access to the M1 and A52 for both Derby and Nottingham. Long Eaton train station and East Midlands Airport are both within a 15 minute drive.





Entrance Hall
UPVC panel and double glazed window, ceiling spotlights, wooden flooring, storage cupboard with shelving, cloaks cupboard with the continuation of the wooden flooring, oak doors with glazed light panel above to the bedrooms and bathroom and half glazed oak doors to the kitchen diner and living room. This area also leads to the annex.

Living Room
14'9" x 13'5" approx (4.5m x 4.09m approx)
UPVC double glazed French doors to the rear with windows either side, wooden flooring, radiator, fireplace with a marble surround and pebble effect gas fire.

Kitchen Diner
18'3" to 20'1" max x 14'11" approx (5.57m to 6.14m max x 4.56m approx)
UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, UPVC panel and double glazed door to the side, wall, base and drawer units with laminate work surfaces over with matching back panel, under cabinet lighting, storage cupboards with Tambour doors, 1½ bowl sink and drainer with chrome mixer tap, Neff integrated double electric oven with Neff five ring stainless steel gas hob and stainless steel extractor over, integrated Neff dishwasher, island with storage cupboards and shelving, tiled walls, two radiators, integrated under counter Neff fridge, door to:

Utility Room
10'0" x 4'3" approx (3.07m x 1.31m approx)
Obscure UPVC double glazed window to the side, matching units to the kitchen, laminate work surface with matching back panel, 1½ bowl sink and drainer with chrome mixer tap, wall mounted fan, radiator, tiled floor, plumbing and space for a washing machine and tumble dryer. Personnel door to:

Store Room
15'11" x 9'11" approx (4.86m x 3.03m approx)
UPVC double glazed window with fitted plantation blinds to the front, Baxi wall mounted combi boiler, consumer unit, power and light. This room was previously the garage.

Bedroom 1
9'8" x 12'11" approx (2.95m x 3.94m approx)
Wooden flooring, UPVC double glazed bow window with fitted plantation shutters to the front, fitted bedroom furniture comprising of bedside cabinets, storage over, wardrobes with mirrored doors, hanging and shelving, dressing table, radiator and door to:

En-Suite
6'4" x 6'5" approx (1.94m x 1.97m approx)
Walk-in shower cubicle with mains fed shower, aqua boarding splashbacks, vanity wash hand basin with chrome mixer tap, low flush w.c., ceiling spotlights, extractor fan and Dimplex wall mounted heater, radiator, grey wood effect laminate flooring.

Bedroom 2
8'0" x 11'6" approx (2.46m x 3.52m approx)
UPVC double glazed window to the rear, radiator, wood effect LVT flooring, fitted sliding door wardrobe with hanging rails and shelving.

Shower Room
6'6" x 5'0" approx (2m x 1.53m approx)
Ceiling spotlights, extractor fan, low flush w.c., vanity wash hand basin with laminate surface over, tiled splashback and chrome mixer tap, shower cubicle with Mira Sport electric shower, folding shower door, fully tiled splashback, tiled floor, radiator and storage cupboard.

Annex

Lobby
Storage cupboards with concertina doors providing shelving and hanging rails, LVT flooring, doors to the bedroom and bathroom and open to:

Living/Dining Area
7'7" x 12'9" approx (2.33m x 3.9m approx)
Continuation of the LVT flooring, UPVC panel and double glazed door to the front, radiator.

Bedroom
7'10" x 9'8" approx (2.39m x 2.95m approx)
Wooden flooring, UPVC double glazed window with fitted plantation blinds to the front, radiator.

Bathroom
7'10" x 6'4" approx (2.39m x 1.94m approx)
Obscure UPVC double glazed window to the side, three piece white suite comprising of a vanity wash hand basin with chrome mixer tap, low flush w.c., chrome heated towel rail, extractor fan, Jacuzzi style bath with shower over and shower screen, tiled floor, tiled splashback and a radiator.

Outside
There is a Presscrete drive to the front providing off road parking for numerous vehicles, wooden door access to the rear, external lighting, well stocked mature borders, low level wooden fence to the boundary.

To the rear there is an extensive glass covered paved patio seating area, external lighting, power and tap, steps down to a low maintenance garden with a path, gravelled areas with established bushes and shrubs, wooden fence to the boundaries, wooden summerhouse.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road. Follow the road to the mini island and turn left onto Bostocks Lane and first right onto Park Drive.
9284MH

Council Tax
Erewash Borough Council Band E

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 6mbps Superfast 80mbps 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



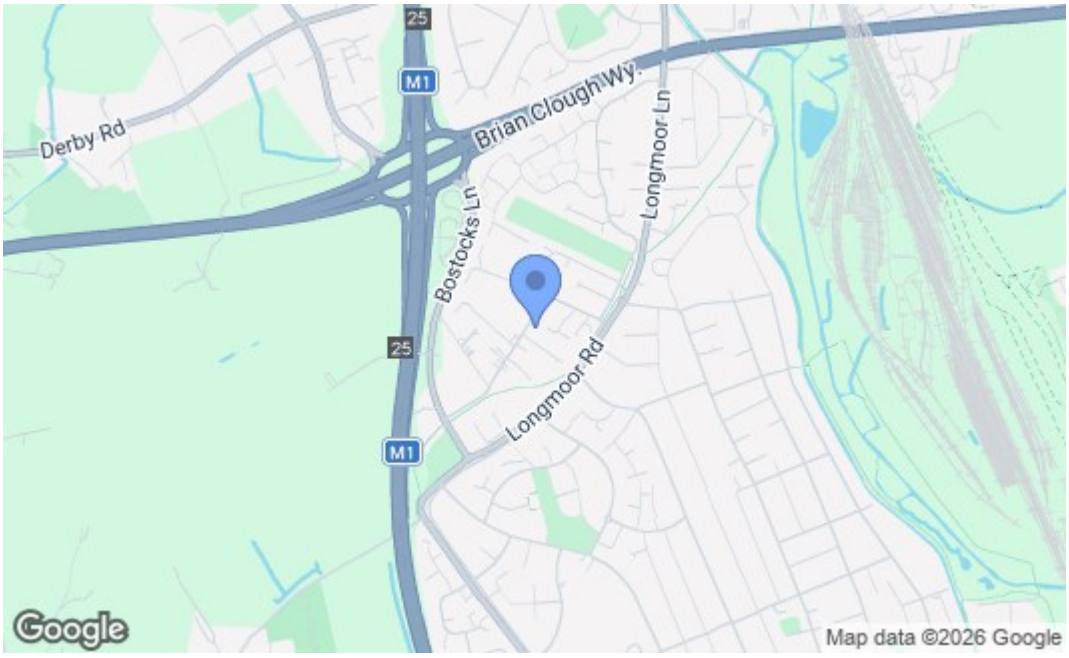


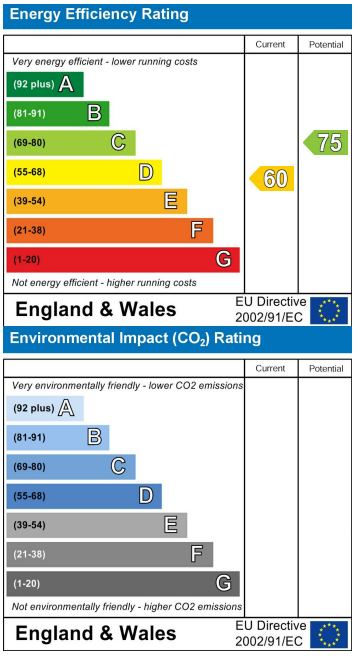












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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