



**Ellerslie Grove
Sandiacre, Nottingham NG10 5GS**

Offers Over £270,000 Freehold

AN EXTREMELY WELL PRESENTED TWO
BEDROOM DETACHED BUNGALOW
POSITIONED IN THIS QUIET RESIDENTIAL
CUL DE SAC LOCATION.



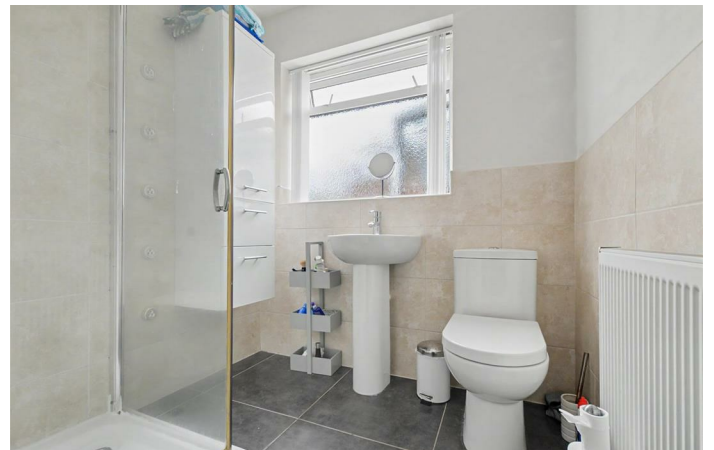
ROBERT ELLIS HAVE GREAT PLEASURE IN WELCOMING TO THE MARKET THIS EXTREMELY WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW POSITIONED IN THIS QUIET RESIDENTIAL CUL DE SAC LOCATION.

Accommodation comprises side lobby/porch, L-shaped inner hallway, kitchen, lounge/diner, two bedrooms and a shower room.

The property benefits from gas fired central heating from a combination boiler, double glazing, ample off-street parking, detached garage with electric roller door, power and lighting, generous enclosed garden incorporating a garden shed (with power and lighting).

The property is positioned in this quiet residential cul de sac location at the north end of Sandiacre, bordering towards Risley. There is easy access to excellent nearby amenities and transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway, the i4 bus service and the Nottingham electric tram terminus situated at Bardills roundabout.

With single level accommodation in a ready to move into condition and positioned on a level lying plot, the property would ideally suit those looking to downsize. We highly recommend an internal viewing.



SIDE ENTRANCE LOBBY/PORCH

11'7" x 4'0" (3.54 x 1.24)

Brick and uPVC double glazed construction with uPVC panel and double glazed entrance door from the driveway, tiled floor and further panel and glazed door into the entrance hallway.

L-SHAPED ENTRANCE HALLWAY

11'3" x 9'6" (3.44 x 2.91)

Side panel and glazed entrance door accessed from the entrance lobby/porch, meter cupboard, radiator, laminate flooring, boiler cupboard housing the gas fired combination boiler (for central heating and hot water) and an additional storage cupboard above. Loft access point to a partially boarded, lit and insulated loft space via pull-down wooden loft ladder. Doors to the lounge, kitchen, shower room and both bedrooms.

KITCHEN

10'5" x 9'0" (3.20 x 2.75)

The kitchen is equipped with a matching range of high quality finish base and wall storage cupboards and drawers, with square edge work surfacing with matching upstands incorporating a one and a half bowl sink unit with draining board and mixer tap. Fitted four ring hob with extractor over and oven beneath, plumbing for washing machine, space for full height fridge/freezer, double glazed window to the front, radiator and laminate flooring.

LOUNGE

16'2" x 11'6" (4.93 x 3.52)

Double glazed windows to both the front and side, media points, radiator, coving and laminate flooring.

BEDROOM ONE

12'10" x 10'10" (3.92 x 3.31)

Double glazed window to the front, radiator, laminate flooring, coving and a range of fitted bedroom furniture to one wall including floor to ceiling double wardrobe with mirror fronted sliding door, shelving and hanging space, with attached drawer units.

BEDROOM TWO

8'11" x 8'10" (2.72 x 2.71)

uPVC panel and double glazed exit door to outside, double glazed windows to either side (with fitted blinds), radiator, picture rail, coving and laminate flooring.

SHOWER ROOM

6'3" x 5'9" (1.93 x 1.77)

Modern three piece suite comprising walk-in tiled shower cubicle with glass screen and matching glass shower door with dual attachment mains shower, wash hand basin with mixer tap and push flush WC. Partial tiling to the walls, double glazed window to the side, tiled floor, radiator and extractor fan. Wall mounted storage cabinet.

OUTSIDE

To the front of the property, there is a lowered kerb entry point to a gated (recently re-laid) shaped block paved driveway providing ample off-street parking to the front and side, double opening wrought iron gates. The front also has a decorative gravel stone flowerbed and a range of mature bushes and shrubbery. The driveway continues down the right hand side providing access to the side entrance lobby/porch and continues to the detached garage with further matching wrought iron pedestrian gate leading into the rear garden. The rear garden is well established and offers an initial gravel patio seating area leading onto a lawn, screened and enclosed by timber fencing and an array of borders housing mature bushes and shrubbery. A gravel stone pathway then provides access to the foot of the plot where there is a timber storage shed. External water tap, power points and security lighting.

GARDEN SHED

11'6" x 7'6" (3.52 x 2.31)

Power and lighting.

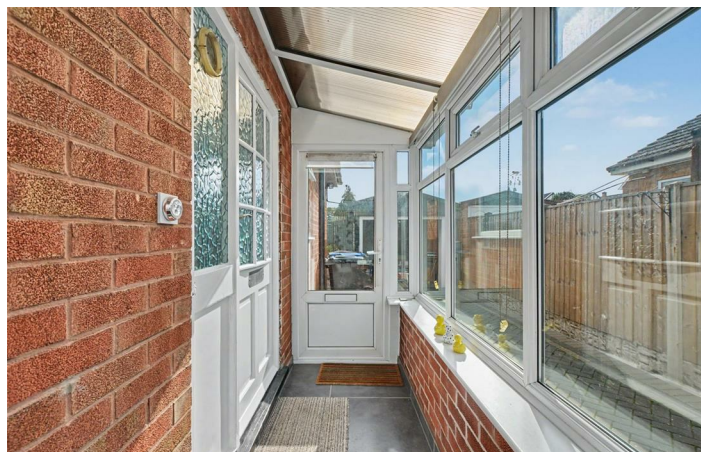
GARAGE

16'2" x 8'2" (4.95 x 2.49)

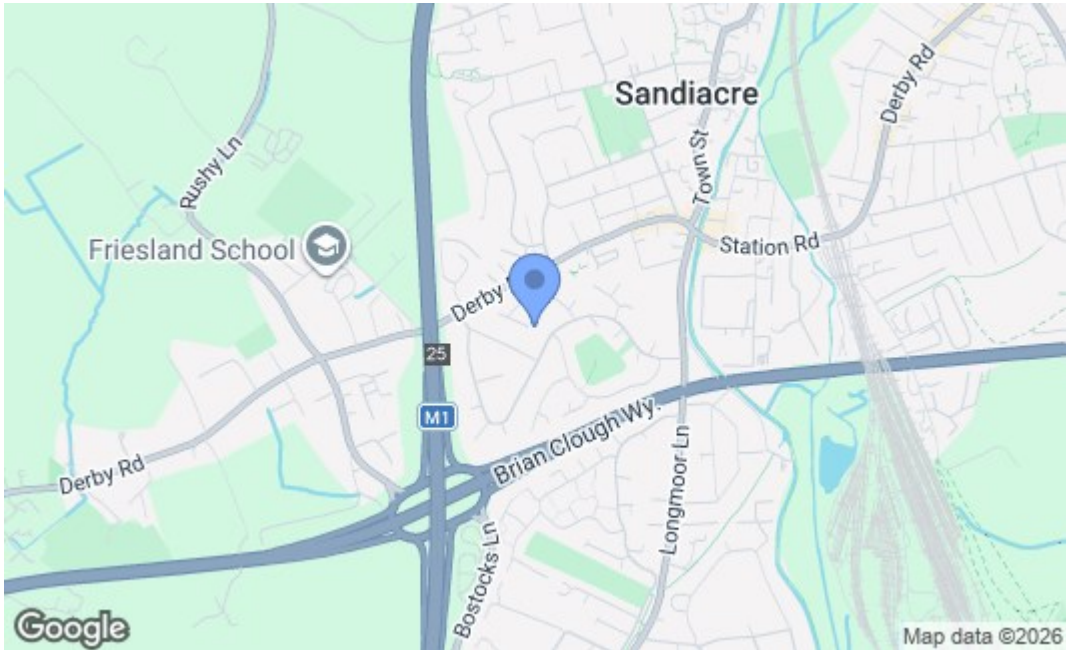
Electrically operated roller door to the front, power and lighting points.

DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic lights, continue straight over onto Derby Road and head in the direction of Risley. Look for and take an eventual left hand turn onto Woodside Road. Take the first right onto Eilerslie Grove. The property can be found at the head of the cul de sac.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(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		

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.