



Springfield Avenue,
Sandiacre, Nottingham
NG10 5NA

£310,000 Freehold



A VERSATILE THREE/FOUR BEDROOM DETACHED FAMILY PROPERTY.

Robert Ellis are pleased to bring to the market this chalet style three/four bedroom detached bungalow situated in this ever popular established residential location. The property is well placed for easy access to the amenities and facilities provided by Sandiacre, Long Eaton and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place for people to live.

The property derives the benefit of modern conveniences such as gas central heating and double glazing and has a private enclosed garden to the rear with additional outbuildings. In brief the accommodation over two floors comprises of an entrance hall, ground floor study/bedroom 4, dining kitchen, utility room, living room, bathroom and bedroom with French doors leading out to the enclosed garden at the rear. To the first floor there are two further double bedrooms.

The property is well placed for easy access to the shopping facilities provided by Sandiacre and Long Eaton which includes an Asda and Tesco superstore as well as numerous other retail outlets, if required there is good schooling for all ages, healthcare and sports facilities and the excellent transport links include J25 of the M1 which is only a few minutes drive away, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

UPVC double glazed entrance door to the front with fixed double glazed panels either side, wall mounted radiator, wood flooring, stairs to the first floor, understairs storage cupboard, ceiling light point.

Study/Bedroom

12'11 x 6'2 approx (3.68m x 1.88m approx)

UPVC double glazed window to the front, wall mounted radiator, wall light point.

Dining Kitchen

15'10 x 12' approx (4.83m x 3.66m approx)

UPVC double glazed window to the rear, glazed door to the side, matching range of wall and base units incorporating laminate work surface over, integral oven with four ring ceramic hob over, 1½ bowl stainless steel sink with mixer tap, tiled splashbacks, recessed spotlights to the ceiling, feature tiling to the floor, ample space for dining table with feature vertical radiator. Glazed door to:

Side Lobby/Utility

14'1 x 4'7 approx (4.29m x 1.40m approx)

Glazed doors to the front and rear, space and plumbing for automatic washing machine with space for stacked tumble dryer and tall fridge freezer along with additional freezer unit, range of matching wall and base units offering additional storage, tiling to the floor and ceiling light point.

Living Room

22'9 x 8'9 approx (6.93m x 2.67m approx)

This dual aspect living room benefits from having a UPVC double glazed window to the front and double glazed French doors to the rear leading out to the enclosed garden, wall mounted radiators, ceiling light points, wall light points and internal French doors to;

Bedroom 1

12' x 11'11 approx (3.66m x 3.63m approx)

UPVC double glazed French doors to the enclosed garden at the rear, ceiling light point, built-in wardrobes.

Bathroom

8'5 x 5'7 approx (2.57m x 1.70m approx)

UPVC double glazed window to the rear, wash hand basin,

low flush w.c., panelled bath with electric Triton shower over, tiled splashbacks, tiling to the floor, wall mounted radiator and recessed spotlights to the ceiling.

First Floor Landing

Loft access hatch, ceiling light point, access to eaves with panelled doors to:

Bedroom 2

11'11 x 11'2 approx (3.63m x 3.40m approx)

UPVC double glazed window to the side, wall mounted radiator and ceiling light point.

Bedroom 3

12'11 x 11'2 approx (3.94m x 3.40m approx)

UPVC double glazed window to the side, wall mounted radiator, ceiling light point, access door to eaves for further storage.

Outside

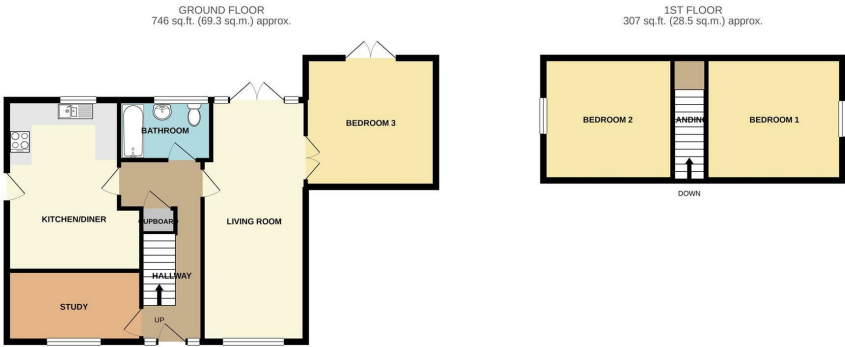
To the front of the property there is a feature garden laid mainly to lawn with mature shrubs and trees planted to the borders, gated pathway to the side leading to the enclosed garden at the rear, double driveway providing ample off the road vehicle hard standing, additional gated access to the side. To the rear of the property there is an enclosed private South facing garden laid mainly to lawn with fencing to the boundaries, paved patio area, mature shrubs and trees planted to the borders, secure gated access to the side and two brick built outhouses.

Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street following the road to the end. At the mini island turn left onto Longmoor Road, immediate right into Springfield Avenue and continue along where the property can be found on the left as identified by our for sale board.

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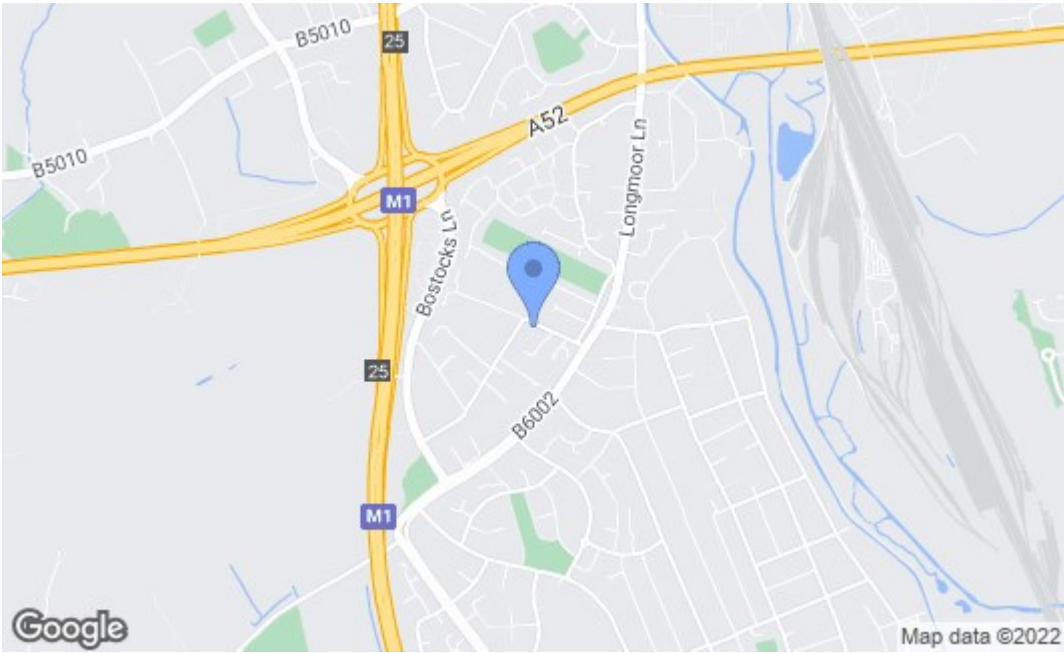




TOTAL FLOOR AREA: 1053 sq.ft. (97.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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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