



Springfield Avenue,
Sandiacre, Nottingham
NG10 5LZ

O/O £350,000 Freehold



AN IMMACULATE TWO DOUBLE BEDROOM DETACHED BUNGALOW SITUATED ON A CORNER PLOT AT THE HEAD OF THIS QUIET CUL-DE-SAC.

It gives Robert Ellis great pleasure to bring to the market an individual detached bungalow situated on a corner plot with gardens to the three sides and two separate driveways. The current owners have refurbished the property to now offer a lovely open plan dining/kitchen space. The property has also been re-decorated throughout with new flooring and had a lovely re-fitted kitchen/utility. The property is within easy reach of all the amenities and facilities provided by 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. An internal viewing is a must to fully appreciate all this property has to offer.

The property is constructed of an attractive facia brick to the external elevation under a pitched tiled roof and benefits from gas central heating, the boiler being only 3 years old, and double glazing. In brief the accommodation comprises of a large entrance hall with door to a large storage cupboard, a lovely lounge which is open to the dining room and then open to the kitchen which has been recently re-fitted with built-in appliances and a door to the utility room and separate w.c. there are two double bedrooms, one to the front and one to the rear and a larger than average four piece bathroom. With the property sitting on a corner plot, there are gardens to three sides and two separate driveways, one leading to the detached brick garage and both driveway offer parking for at least two cars. To the rear there is a privately enclosed garden which is not overlooked.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets with further shopping facilities being found in Sandiacre, there are excellent schools for all ages within easy reach of the property, health care and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the transport links include junction 25 for 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.



Entrance Hall

Composite front entrance door, radiator, coving to ceiling, door to a large storage cupboard, access to the loft and door to:

Lounge

16' x 11'9 approx (4.88m x 3.58m approx)

UPVC double glazed window to the front, TV point, inset gas fire with natural stone surround and two radiators. Open to:

Dining Kitchen

12'9 x 19' approx (3.89m x 5.79m approx)

To the dining area there are spotlights, a radiator, vinyl tiled floor and UPVC double glazed window and door to the rear.

To the kitchen there are wall, base and drawer units with work surface over, inset sink and drainer with swan neck mixer tap, built-in fridge freezer and dishwasher, splashbacks, vinyl tiled floor, breakfast bar with storage under, integrated oven, gas hob and extractor hood over, power sockets with USB points, UPVC double glazed window to the front and a door to:

Utility Room

12'4 x 7'9 approx (3.76m x 2.36m approx)

Gas central heating boiler, wall and base units with work surface over, plumbing for an automatic washing machine, space for a tumble dryer, UPVC double glazed windows to the front and rear radiator, vinyl tiled floor and UPVC double glazed rear exit door and door to:

Separate w.c.

Low flush w.c., wash hand basin, radiator, UPVC double glazed window to the front, vinyl tiled floor and extractor fan.

Bedroom 1

12'6 x 11'9 approx (3.81m x 3.58m approx)

UPVC double glazed window to the rear, wood panelled walls, coving to the ceiling, radiator.

Bedroom 2

11'9 x 9'9 approx (3.58m x 2.97m approx)

UPVC double glazed window to the front, radiator, coving to the ceiling.

Bathroom

8'3 x 8'2 approx (2.51m x 2.49m approx)

Panelled bath with mixer tap and hand held shower, vanity wash hand basin with cupboard under, wall mounted w.c.,

tiled walls and splashbacks, vinyl flooring, double shower cubicle with electric shower, heated towel rail, extractor fan and UPVC double glazed window to the rear.

Outside

The property sits on a corner plot and to the front there are two separate driveways, one block paved to the left providing off road parking for at least two cars with access to the garage and a gate to the rear garden. The garden at the front sweeps around the property and is privately enclosed with a hedged boundary. There is a lawn with gravelled borders with mature shrubs and a path that leads down the right hand side of the property where there is an additional driveway for another two cars, with an electric charging point and a gate leading to the rear garden. To the rear there is a patio area to the immediate rear which sweeps all around the bungalow and is partly covered with a lovely pergola. There is a lawn having borders with shrubs and flowers and an additional patio area at the bottom of the garden. This Indian sandstone patio leads to the left hand side which takes you to the garage where there is additional storage to the rear. The rear garden has an outside tap and is privately enclosed with fenced boundaries and is not overlooked.

Garage

Up and over door, side pedestrian door, UPVC double glazed window to the rear.

Directions

The property is best approached by leaving Long Eaton along the Derby Road turning right at the church into College Street. Proceed to the head of College Street turning left at the mini roundabout and immediately right into Springfield Avenue. Continue straight onto the head of Springfield Avenue and the property can be identified by our for sale board.

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Council Tax

Erewash Borough Council Band D

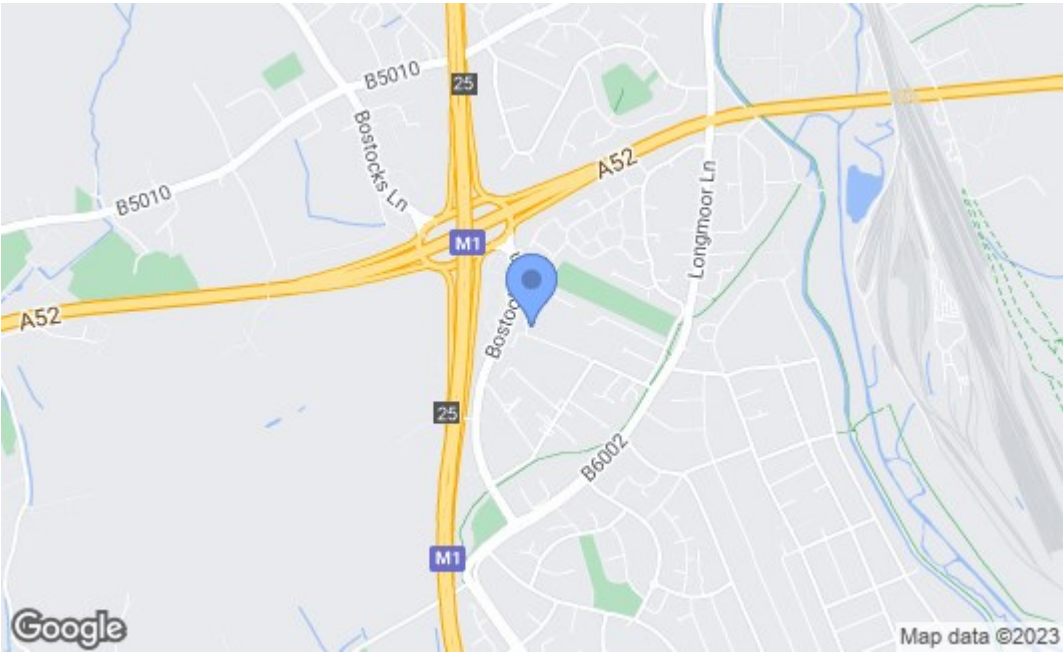


GROUND FLOOR



84 SPRINGFIELD AVENUE, SANDIACRE

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 misstatement. 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		
(55-68) D	62	
(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.