



Park Drive,  
Sandiacre, Nottingham  
NG10 5NB

**£350,000 Freehold**



A THREE BEDROOM DETACHED CHALET STYLE BUNGALOW OFFERING SPACIOUS AND VERSATILE ACCOMMODATION.

Robert Ellis are delighted to offer to the market this three bedroom, double fronted detached chalet bungalow set on Park Drive, a hugely popular residential location. The property occupies a great size plot with two driveways and two garages. Double fronted with bay windows and original parquet flooring under the carpets, this property really needs to be viewed internally to be appreciated. The property is set just a short distance from local shops and amenities in addition to being ideally located for Long Eaton, Sandiacre and link roads such as the M1 and A52.

This bay fronted, three bedroom chalet bungalow is set on a generously sized plot and boasts a wealth of attractive features. With the majority of its accommodation conveniently located on the ground floor, it offers easy, versatile living. The property includes three spacious double bedrooms, providing ample space, a delightful conservatory to the rear, perfect for enjoying views of the garden all year round. One of the standout features of this home is the original parquet flooring, preserved in fantastic condition under carpeting. Additionally, the property benefits from two garages, ideal for parking or extra storage as well as a two driveways. Sold with NO UPWARD CHAIN, this bungalow presents an exciting opportunity for its new owners to move in and make it their own.

Sandiacre has a number of local shops including Co-op and Lidl stores with many more shopping facilities being found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within reach, healthcare and sports facilities, walks in the nearby open countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

Double glazed door to the front, tiled floor, door to:

### Hallway

Radiator, stairs to the first floor, parquet flooring under the carpet and doors to:

### Bedroom 1

13' x 15' into bay approx (3.96m x 4.57m into bay approx)

Double glazed bay window to the front, parquet flooring under the carpet and a radiator.

### Lounge

12'11 x 18'4 into bay approx (3.94m x 5.59m into bay approx)

Double glazed bay window to the front, radiator, double glazed window to the side, inset gas fire and parquet flooring under the carpet.

### Bedroom 2/3

13'2 x 12'5 approx (4.01m x 3.78m approx)

This bedroom is currently split into two, but was originally one bedroom, having two double glazed windows to the side, two radiators and parquet flooring under the carpet.

### Kitchen

11'3 x 9'7 plus recess approx (3.43m x 2.92m plus recess approx)

Double glazed window to the rear, double glazed door to the conservatory, matching wall and base units with work surfaces over, inset stainless steel sink and drainer, four ring gas hob, part tiled walls, integrated, double electric oven, integrated fridge, washing machine and dishwasher and tiled floor.

### Conservatory

9'2 x 6'10 approx (2.79m x 2.08m approx)

Dwarf brick walls with double glazed window to the rear and side and double glazed door to the side, electric heater and tiled floor.

### Separate w.c.

Low flush w.c., double glazed window to the side.

### Bathroom

Vanity wash hand basin, double glazed window to the rear, tiled floor and walls, radiator, panelled bath with wall mounted shower over.

### First Floor Landing

### Bedroom 4

11'7 x 13'4 approx (3.53m x 4.06m approx)

Two radiators and double glazed window to the front, storage to the eaves.

### Outside

The property sits on a wide plot with an 'in and out' driveway providing ample off street parking, two garage, brick wall to the boundaries and shrubs and bushes to the borders.

The rear garden has a lawned garden with plants and shrubs to the borders, enclosed fence panels to the boundaries.

### 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, then follow the road to the left onto Park Drive.

8200CO

### Council Tax

Erewash Borough Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 39mbps

Ultrafast 1000mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

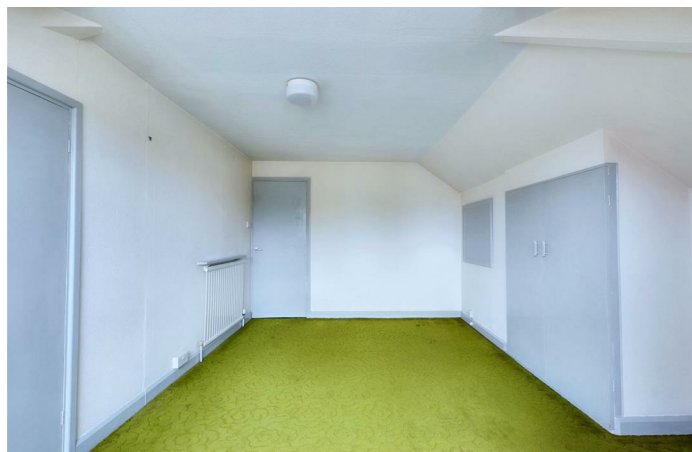
Flood Risk – No, surface water very low

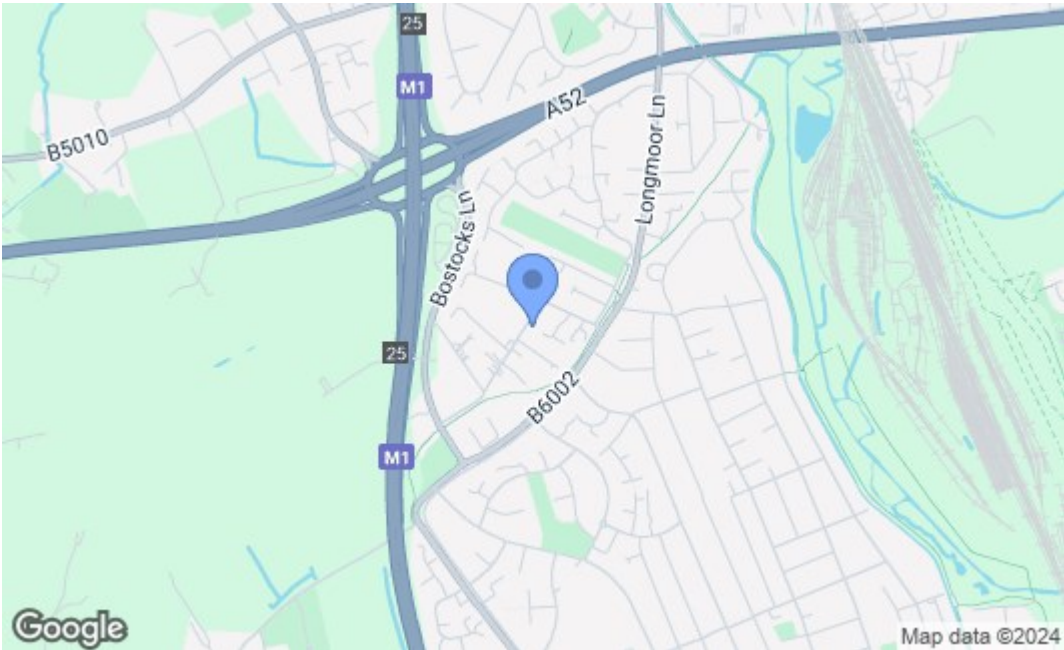
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (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 <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 |         |           |
| 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.