Robert Ellis

look no further...

Kingsley Crescent,
Sawley, Nottingham
NG10 3DB

£299,950 Freehold

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A THREE/FOUR BEDROOM DETACHED CHALET BUNGALOW BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a spacious bungalow found in the cul-de-sac location of Kingsley Crescent. The property has ample space to the front offering parking for two cars but more parking could be made if necessary for more vehicles. The bungalow benefits from two bedrooms on the ground floor and to the first floor there is a large landing which could be used as an office which then leads through to a room that has been split into two and would make a nice bedroom and dressing room. To fully appreciate all the accommodation on offer, an internal viewing is highly recommended.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance porch, spacious entrance hall, good size lounge, kitchen, conservatory, two bedrooms and a shower room. To the first floor there is a large landing area and room that is split into two. Outside there is off the road parking for at least two cars, as previously mentioned, garage and a privately enclosed rear garden.

The property is within easy reach of several local pubs and restaurants, schools for younger children and local shops being within easy reach. There are further shopping facilities in nearby Long Eaton where there are Asda and Tesco superstores, as well as numerous other retail outlets; there is the West Park Leisure Centre and adjoining playing fields and several local golf courses. There are also excellent transport links including junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway railway stations, the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Porch
UPVC double glazed sliding doors, tiled floor and door to:

Entrance Hall
Laminate floor, radiator, stairs to the first floor, sliding wood glass doors to the lounge, door to large storage cupboard, door to the garage and doors to:

Lounge
15'10 x 9'9 approx (4.83m x 2.97m approx)
Two radiators, exposed floorboards, TV and telephone points, UPVC double glazed windows and patio doors to:

Conservatory
16'5 x 7'5 approx (5.00m x 2.26m approx)
Brick base conservatory with UPVC double glazed windows and door to the rear, tiled floor.

Kitchen
9'11 x 9'11 approx (3.02m x 3.02m approx)
Wall, base and drawer units with roll edged work surface over, 1½ bowl stainless steel sink and drainer with mixer tap, fully tiled walls and splashbacks, appliance space, plumbing for automatic washing machine, eye level oven, gas hob with extractor hob over, breakfast bar and UPVC double glazed window and rear exit door.

Bedroom 1
14'5 x 10'3 approx (4.39m x 3.12m approx)
Two UPVC double glazed windows to the front, exposed floorboards and radiator.

Bedroom 2
9'5 x 7'11 approx (2.87m x 2.41m approx)
UPVC double glazed window to the rear, radiator.

Shower Room
Walk-in shower cubicle with shower from the mains, low flush w.c., wash hand basin with vanity cupboard under, fully tiled walls and splashbacks, radiator, two UPVC double glazed windows to the front and shaver point.

First Floor Landing
20'3 x 9' approx (6.17m x 2.74m approx)
Four UPVC double glazed windows to the side, radiator, laminate flooring, storage to the eaves and sliding doors to:

Dressing Room
10'7 x 9'11 approx (3.23m x 3.02m approx)
Laminate flooring, radiator, storage to the eaves and door to:

Bedroom 3
13'9 x 10' approx (4.19m x 3.05m approx)
Two UPVC double glazed windows to the rear, laminate floor, radiator.

Outside
To the front of the property there is off the road parking for at least two cars with a path leading to the front door and a path leading to the side. The garden at the front has been designed for low maintenance with patio slabs, mature shrubs and flowers. There is a gate at the side giving access to the rear garden where immediate to the property there is a patio area leading onto an astroturf lawn and additional patio areas. There is a path to the right hand side where there is a decked area and access to the shed. The garden has been designed for low maintenance, there is an outside tap and its all privately enclosed with fenced boundaries.

Garage
15'11 x 8'8 approx (4.85m x 2.64m approx)
Up and over door, appliance space, UPVC double glazed window to the rear and door to the shed.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island continue straight over and under the railway bridge and into Sawley. Continue for some distance and turn left at the War Memorial into Lock Lane, left into Kingsley Crescent and the property can be found at the head of the cul-de-sac as identified by our for sale board.
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GROUND FLOOR
1101 sq.ft. (102.3 sq.m.) approx.

1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.

TOTAL FLOOR AREA : 1562 sq.ft. (145.1 sq.m.) approx.

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 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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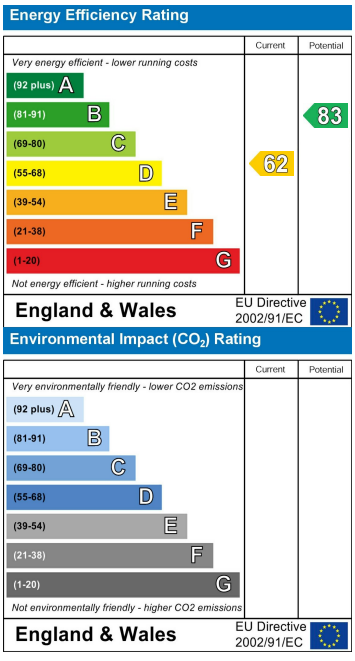

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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