



Blair Grove,
Sandiacre, Nottingham
NG10 5PS

£350,000 Freehold



A THREE BEDROOM DETACHED BUNGALOW FOUND AT THE HEAD OF A CUL-DE-SAC ON A LARGE PLOT WITH A DOUBLE GARAGE.

Robert Ellis are pleased to bring to the market a THREE BEDROOM detached bungalow that offers ample living space for someone looking for a property with accommodation on one level. This large property sits on a large plot with off the road parking for several cars/vehicles has the benefit of a double garage and a good sized garden to the rear. With there being three bedrooms there is also a lounge and separate dining room which is situated next to the kitchen facing the garden so this could be knocked into one room to make a lovely breakfast dining kitchen if required but still have the three bedrooms. An internal viewing really is a MUST to fully appreciate the size of the accommodation on offer.

The property is constructed of brick to the external elevation all under a tiled roof and derives the benefit of modern convenience such as gas central heating with the boiler only being three years old and double glazing and in brief the accommodation comprises open storm porch, spacious entrance hallway, living room, separate dining room, refitted kitchen, three bedrooms the master benefiting from an en-suite and a family bathroom. As previously mentioned there is a large driveway to the front elevation along with the double garage. To the rear there is a much larger than average garden with paved patio area, garden laid to lawn, mature shrubs and trees planted to the borders and fences to the boundary.

The property is positioned within easy reach of all the local amenities and facilities provided by Sandiacre and is only a few minutes drive from all those found in nearby Long Eaton which include the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities and excellent transport links such as J25 of the M1, East Midlands Airport, Long Eaton Station and the A52 to both Nottingham and Derby. Viewing highly recommended to appreciate the size of the bungalow on offer. Contact the office to arrange your viewing today.



Storm Porch

With open storm porch to the front elevation and double glazed leaded door with leaded side panels to entrance hallway

Entrance Hallway

[4.88m (16ft 0in) × 2.84m (9ft 4in) approx] wall mounted radiator, glazed panel through to living room and panelled doors to:

Living Room

[5.51m (18ft 1in) × 3.51m (11ft 6in) approx] with a modern feature fireplace incorporating marble hearth and surround with inset Living Flame gas fire, wall mounted radiator, coving to the ceiling, two ceiling light points and double glazed sliding patio door leading directly to the enclosed, landscaped garden at the rear.

Dining Room

[3.61m (11ft 10in) × 2.87m (9ft 5in) approx] with double glazed sliding patio door to the enclosed landscaped garden at the rear, coving to the ceiling, ceiling light point, wall mounted radiator and panelled door to:

Kitchen

[3.96m (13ft 0in) × 2.44m (8ft 0in) approx] with a range of matching wall and base units incorporating a roll edged work surface over, 1½ bowl stainless steel sink with modern swan neck mixer tap over, tiled splashbacks, double glazed window to the rear elevation, integrated double oven with four ring gas hob above and built-in extractor hood over, integrated dishwasher, gas central heating boiler housed within storage cupboard, luxury vinyl tiled flooring, integrated fridge freezer and door to front driveway.

Bedroom 1

[4.57m (15ft 0in) × 2.95m (9ft 8in) approx] with double glazed window to the front elevation, wall mounted radiator, coving to the ceiling and a range of built-in wardrobes offering ample storage space.

Bedroom 2

[5.26m (17ft 3in) × 2.39m (7ft 10in) approx] with UPVC double glazed window to the front elevation, wall mounted radiator, space for free standing wardrobes and panelled door to:

En Suite

[2.39m (7ft 10in) × 1.78m (5ft 10in) approx] with a three

piece suite comprising of panelled bath, pedestal wash hand basin and shower enclosure with shower over, tiled splashbacks and double glazed window to the rear elevation.

Bedroom 3

[2.67m (8ft 9in) × 2.44m (8ft 0in) approx] with UPVC double glazed window to the front elevation and wall mounted radiator.

Bathroom

[2.08m (6ft 10in) × 1.83m (6ft 0in) approx] with a refitted suite comprising of low flush w.c., semi recessed vanity wash hand basin with storage cupboards below, panelled bath with shower over, tiled floor and tiled splashbacks, wall mounted radiator and UPVC double glazed window to the side elevation.

Outside

To the front elevation there is a large tarmac driveway providing ample off the road hard standing for several vehicles, fencing and brick built wall to the boundary and garage with up and over door, light and power. To the rear elevation there is a much larger than average enclosed, mature garden with shrubs and trees planted to the borders, fencing to the boundaries, large paved patio area leading to a lawn, a wooden shed and outside lighting.

Double Garage

[5.89m (19ft 4in) × 4.88m (16ft 0in) approx] this larger than average double garage benefits from having an up and over door to the front elevation, light and power, offering additional storage along with secure garaging.

Directions

Proceed out of Long Eaton along Derby Road and turn right into College Street following the road to the end and at mini traffic island turn right into Longmoor Road, turn right into Sandringham Road prior to the A52 bridge and at the brow of the hill turn right onto Kensington Road and Blair Grove is the fourth turning on the right hand side and the property can be found at the head of the cul-de-sac.

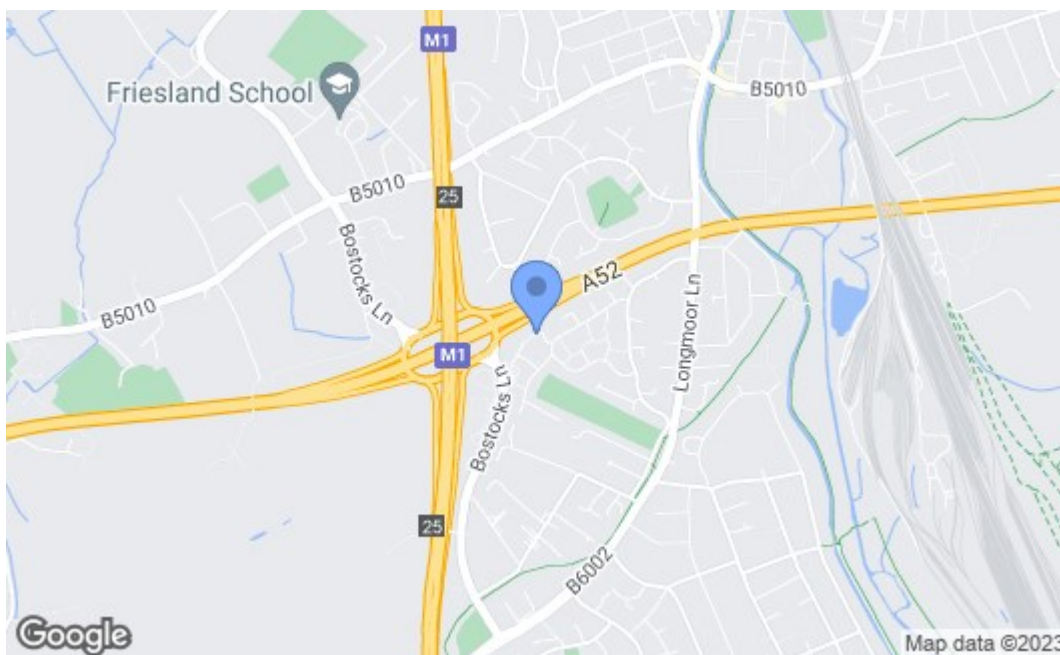
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GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(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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