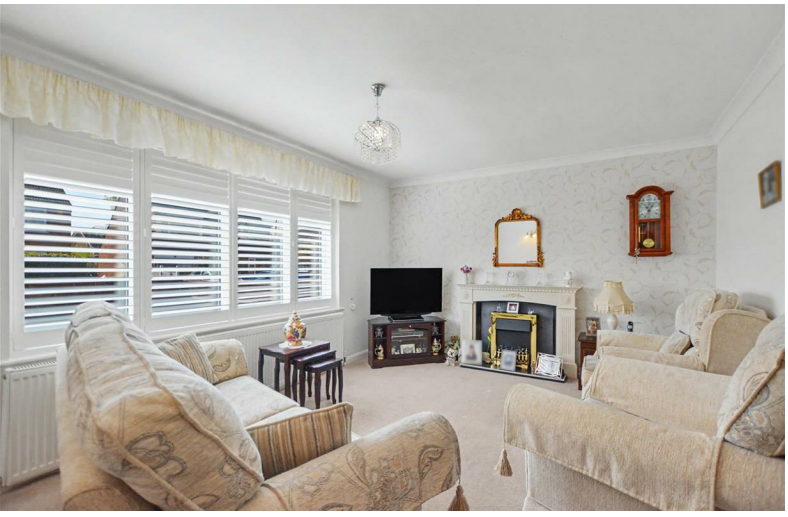
Robert Ellis

look no further...







Charles Avenue,
Sandiacre, Nottingham
NG10 5BX

O/O £350,000 Freehold

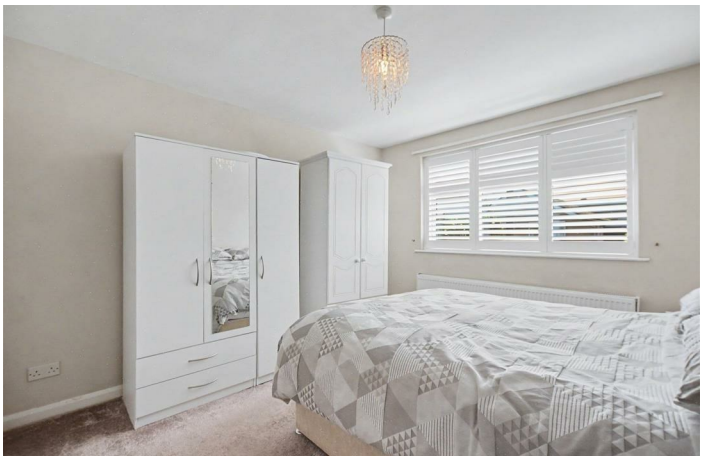


A SPACIOUS FOUR BEDROOM DETACHED BUNGALOW THAT IS IMMACULATELY PRESENTED THROUGHOUT.

Robert Ellis are delighted to market this amazing bungalow that would appeal to a variety of buyers. The entrance hallway is a good size and provides access to all rooms and has a useful double storage cupboard. The living room is light and airy with plantation blinds fitted to the window that overlooks the front garden. The kitchen is modern fitted with integral appliances and door access to the rear garden. There are four bedrooms, three are double in size and the master has a useful en suite. The shower is modern fitted with a double walk in shower cubicle.

The garden to the front offers low maintenance and the driveway provides off road parking for multiple vehicles and access to the garage. The detached tandem single garage has an electric up and over door and power and light. The garden to the rear is fully enclosed with majority laid to lawn with a timber summer house and storage shed.

There are a number of local shops in Sandiacre 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.





Entrance Hallway
UPVC panelled door to the side with an obscure half moon decorative light panel, obscure double glazed floor to ceiling light panel to the side, two radiators, double door storage cupboard housing the combination Baxi boiler, coving, doors to all rooms and two obscure glazed internal doors to:

Living Room
16'3" x 11'9" approx (4.96m x 3.59m approx)
UPVC double glazed window to the front with fitted plantation blinds, radiator, coving, timber Adam style fireplace with electric fire sat upon a hearth.

Kitchen
12'9" x 8'9" approx (3.9m x 2.69m approx)
UPVC double glazed window to the rear, UPVC panel and obscure double glazed door to the rear, Shaker style wall, base and drawer units with wood effect laminate work surface over with matching upstand, stainless steel sink and drainer with chrome mixer tap, integrated AEG four ring gas hob with ceramic splashback and stainless steel AEG extractor, single integrated AEG oven, AEG combination oven/microwave, plumbing and space for a washing machine, integrated fridge and integrated freezer, radiator, wood effect LVT flooring.

Bedroom 1
11'9" x 10'7" approx (3.59m x 3.24m approx)
UPVC double glazed window to the front, fitted plantation blinds, radiator, door to:

En-Suite
7'0" x 2'6" approx (2.14m x 0.77m approx)
Obscure UPVC double glazed window to the rear, low flush w.c., radiator, shower enclosure with mains fed shower, tiled walls, folding shower door.

Bedroom 2
9'10" x 11'5" approx (3.01m x 3.5m approx)
Coving, UPVC double glazed window to the rear, radiator.

Bedroom 3
9'10" x 9'2" approx (3.01m x 2.8m approx)
UPVC double glazed window to the side, coving, radiator.

Bedroom 4/Dining Room
9'2" x 8'0" approx (2.81m x 2.46m approx)
UPVC double glazed window to the side, radiator.

Shower Room
8'8" x 7'11" max (2.66m x 2.43m max)
Two obscure UPVC double glazed windows to the side, walk-in shower cubicle with a mains fed shower having a rainwater shower head and hand held shower, aqua board splashbacks, concealed low flush w.c., vanity wash hand basin with chrome mixer tap and tiled splashback, tiled floor and chrome heated towel rail.

Outside
There is a long resin driveway to the front providing off road parking for multiple vehicles, low maintenance garden with decorative chippings and low level wooden fence to the boundary.

The rear garden is enclosed and laid mainly to lawn, raised mature and well established beds, timber summerhouse, wooden fence to the boundaries, timber storage shed and outside tap. Wooden gate providing access to the front.

Garage
9'6" x 27'11" approx (2.92m x 8.51m approx)
Detached tandem, brick built garage with a pitched roof, power and light, electric roller door, UPVC double glazed window and UPVC panel door to the rear garden, storage to the eaves.

Directions
Proceed out of Long Eaton along Derby Road and at the bend turn right onto College Street. Continue to the end and at the island turn right into Longmoor Road and continue to the traffic lights. At the traffic lights turn left onto Derby Road, right onto King Edward Street and bear right onto Albert Road and right onto Charles Avenue.
9240MH

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 16mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – 02, Three, Vodafone, EE
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



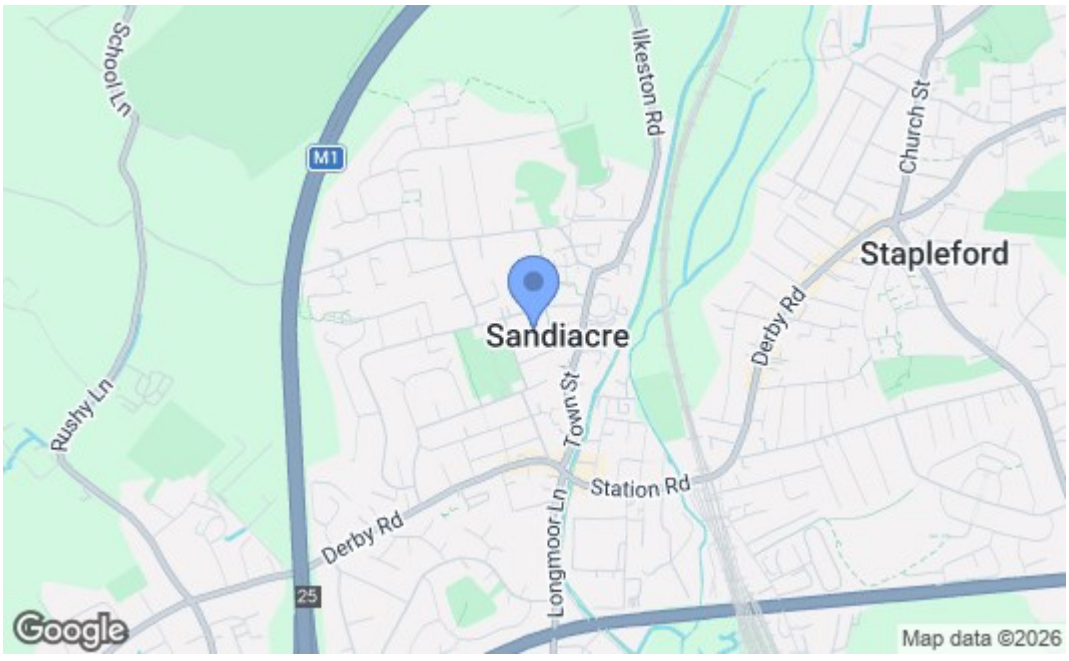


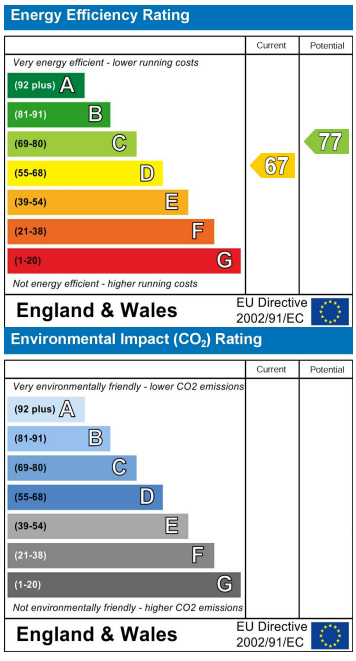












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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