Robert Ellis

look no further. . .

Ellerslie Grove
Sandiacre, Nottingham NG10 5GS

A 1960'S EXTENDED & RENOVATED TWO BEDROOM DETACHED BUNGALOW OFFERED FOR SALE WITH NO UPWARD CHAIN.

£290,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET FOR THE FIRST TIME SINCE CONSTRUCTION IN THE MID 1960'S THIS RENOVATED AND EXTREMELY WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION. OFFERED FOR SALE WITH NO UPWARD CHAIN.

With single level accommodation comprising "L" shaped entrance hallway, kitchen to the front, living room, shower room, two bedrooms and conservatory.

The property also benefits from gas fired central heating from combination boiler, double glazed, off-street parking, garage and enclosed garden space to the rear.

The property is located in this quiet and established residential cul de sac, within easy reach of nearby amenities and transport links to and from the surrounding area, such as the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

Over recent years, the property has been greatly improved and renovated, including floor coverings, decoration, kitchen and bathroom, internal solid oak doors linking the living room, both bedrooms and shower room, making this a ready to move into property.

We believe the property will make an ideal downsize or retirement bungalow and we would highly recommend an internal viewing.

"L" SHAPED ENTRANCE HALL
11'4" x 9'7" (3.46 x 2.93)
Feature composite and double glazed side entrance door from the driveway, radiator, archway opening through to the kitchen, laminate flooring, decorative coving, LED spotlights, internal doors leading through to the living room, both bedrooms and shower room. Loft access point via pull down loft ladders to a fully boarded, lit and insulated loft space with the additional benefit of a power source.

KITCHEN
9'8" x 8'11" (2.97 x 2.72)
Equipped with a matching range of fitted handle-less base and wall storage cupboards and drawers, with roll top work surfaces incorporating porcelain single sink unit with draining board and central swan-neck mixer tap. Fitted four ring Neff gas hob with extractor over, in-built eye level double oven and combination grill, integrated fridge/freezer, dishwasher and washing machine, matching counter top overhanging breakfast bar with space for two bar stools, LED spotlights, double glazed window to the front (with fitted roller blind), archway opening back through to the hallway space.

LIVING ROOM
16'10" x 10'9" (5.15 x 3.30)
Double glazed windows to both the front and side (with fitted blinds), media points, two radiators, decorative coving, laminate flooring.

SHOWER ROOM
6'5" x 6'4" (1.96 x 1.95)
Modern white three piece suite comprising corner shower cubicle with dual attachment mains shower, glass shower screen, sliding door, wash hand basin with mixer tap with storage drawers beneath, hidden cistern push flush WC. Decorative butterfly boarding to all walls, wall mounted ladder towel radiator, double glazed window to the side (with fitted roller blind), coving, LED spotlights.

BEDROOM ONE
12'11" x 10'11" (3.94 x 3.35)
A range of fitted bedroom furniture including wardrobes to either side of the bed space, bedside cabinets and overhead storage cupboards. Double glazed window to the rear (with fitted blinds), radiator, laminate flooring, coving, media points.

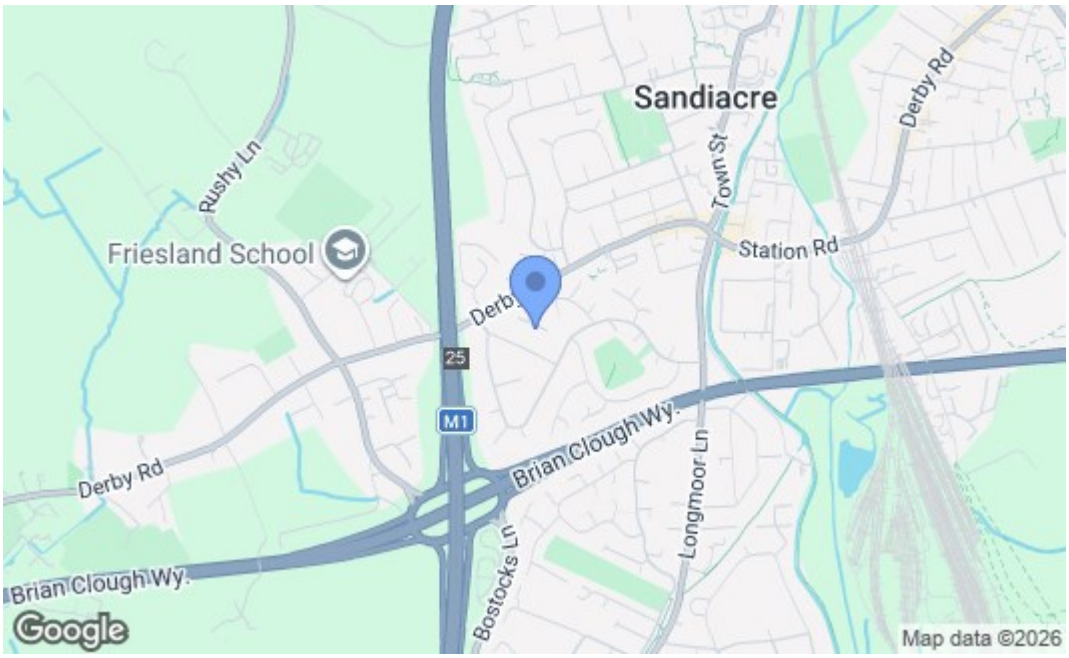
BEDROOM TWO
8'10" x 6'11" (2.71 x 2.12)
Sliding double glazed patio door opening out to the conservatory, radiator, laminate flooring, fitted wardrobes (one being centrally mirror fronted) with a mixture of hanging and shelving space. Full height fitted vertical style blinds to the patio doors.

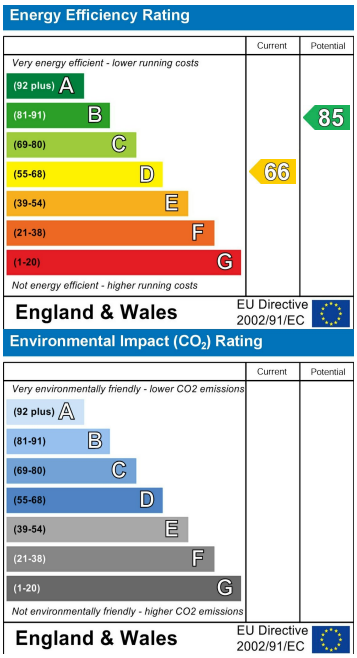
CONSERVATORY
11'0" x 8'8" (3.36 x 2.66)
Brick and uPVC double glazed construction with pitched roof incorporating fitted blinds throughout, feature tiled flooring, wall light points, power socket, central light, telephone point, internal personal access door to the garage, wall mounted vertical radiator, double glazed French doors opening out into the rear garden.

OUTSIDE
To the front of the property there is a lowered kerb entry point leading to a tarmac driveway to the left hand side of the property providing off-street parking, a covered side porch to entrance door and beyond to the garage. To the front of the property there is a also a raised garden, designed for low maintenance, pathway, decorative gravel stone chippings, planted flowerbeds and borders housing a variety of bushes and shrubbery.

TO THE REAR
The rear garden is enclosed and designed for straightforward maintenance, being predominantly tiled with raised and planted rockery, brick built flowerbeds housing a variety of bushes and shrubbery. There is a timber storage shed and decked area, water tap.

GARAGE
16'7" x 9'8" (5.07 x 2.95)
Entrance doors to the front leading from the driveway, double glazed window to the rear, power, lighting points, fitted work bench, space for tumble dryer and further appliances, wall mounted gas fired combination boiler (for central heating and hot water).





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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