Robert Ellis

look no further. . .

Harewood Close
Sandiacre, Nottingham NG10 5PL

A WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW.

Asking Price £339,995 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND WELL POSITIONED THREE BEDROOM DETACHED BUNGALOW SITUATED WITHIN THIS HIGHLY REGARDED AND POPULAR CUL DE SAC LOCATION.

Benefitting from sitting on a level lying plot front to back, the property offers a double driveway to the front providing off-street parking in turn leading to the integral garage and side access provides a recently landscaped rear garden offering a variety of entertaining spaces and a well maintained and manicured garden.

The accommodation comprises an entrance porch leading to a spacious entrance hallway which in turn provides access to two front bedrooms both with fitted wardrobes, a modern shower room, spacious kitchen with separate utility area, living room, conservatory and third bedroom which could also double up as a perfect home office (if required).

Other benefits to the property include gas fired central heating from combi boiler, uPVC double glazing (other than the conservatory) and a double side-by-side driveway providing off-street parking and integral garage.

The property sits within this highly desired cul de sac which provides access to shops and services within the nearby towns of Stapleford and Long Eaton. There is also easy access to good schooling for all ages such as Ladycross, Cloudside, Friesland and Risley Schools (if required), and for those needing to commute there are good road networks via the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

We highly recommend an internal viewing to fully appreciate the space and location on offer.

ENTRANCE PORCH
7'5" x 4'5" (2.27 x 1.35)
uPVC panel and double glazed front entrance door with matching double glazed windows to either side of the door, tiled floor and further panel entrance door to the hallway.

ENTRANCE HALL
max 16'2" x 9'5" reducing to 9'4" x 2'11" (max 4.95 x 2.89 reducing to 2.86 x 0.91)
Panel entrance door with windows to either side of the door, coving, ceiling lights, telephone point, radiator, useful storage cupboard, loft access point to an insulated loft space, and doors to all internal rooms.

BEDROOM ONE
14'11" x 9'7" (4.57 x 2.94)
uPVC double glazed window to the front with fitted blinds, wall light point, radiator and a range of fitted bedroom furniture including bedside wardrobes, drawers, overhead storage cupboards and a mirror fronted sliding door wardrobe with hanging space.

BEDROOM TWO
11'9" x 9'10" (3.60 x 3.00)
Walk-in double glazed box bay window to the front with fitted blinds, radiator, wall light points and a range of matching bedroom furniture including wardrobes, overhead storage cupboards, bedside cabinets and display shelving.

SHOWER ROOM
9'9" x 6'6" (2.98 x 2.00)
Modern three piece suite comprising walk-in tiled and enclosed shower cubicle with Miro Sport electric shower, wash hand basin with mixer tap and push flush WC. Decorative wall and floor tiles, useful storage cupboard with shelving, double glazed window to the side with fitted roller blind and wall mounted heater.

KITCHEN
11'11" x 9'5" (3.65 x 2.89)
The kitchen comprises a matching range of fitted base and wall storage cupboards with marble-effect roll top work surfaces incorporating counter level one and a half bowl sink and drainer with central mixer tap, fitted four ring gas hob and in-built eye level oven, decorative tile splashbacks, double glazed window to the rear, wall mounted air extractor, radiator and archway opening through to the utility room.

UTILITY ROOM
8'1" x 6'6" (2.47 x 2.00)
Equipped with a matching range of fitted base and wall storage cupboards, matching to the kitchen roll top work surfaces and decorative tile splashbacks, space for under-counter fridge and freezer, boiler cupboard housing the gas fired central heating combination boiler (for central heating and hot water purposes). Double glazed window to the rear and uPVC panel and double glazed side exit door.

LIVING ROOM
17'7" x 11'7" (5.38 x 3.54)
Sliding double glazed patio doors opening out to the conservatory, coving, media points, brick and tiled fireplace incorporating coal effect electric fire and radiator.

CONSERVATORY
11'11" x 9'2" (3.65 x 2.80)
With double French doors opening out to the rear garden, windows to the side and rear, tiled floor, power, lighting and radiator.

BEDROOM THREE
8'7" x 7'7" (2.64 x 2.32)
Could be used as a bedroom or home office (or other purposes to suit) with double glazed window to the rear, radiator and wall light point.

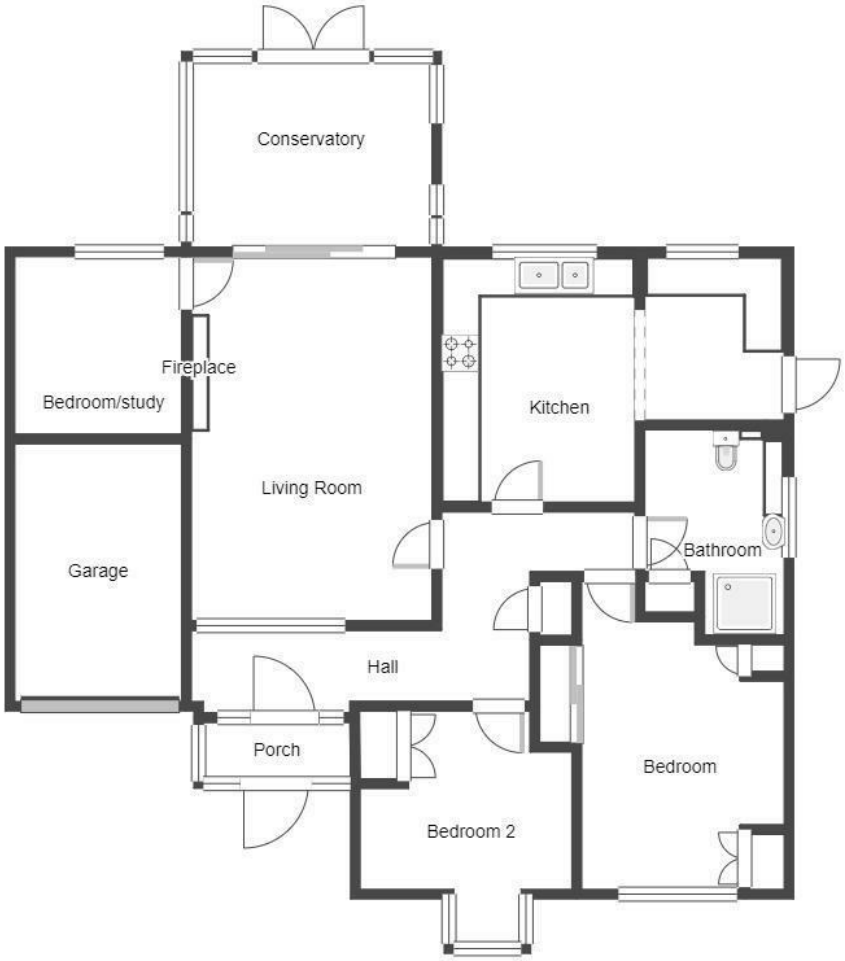
OUTSIDE
To the front of the property there is a double side-by-side driveway providing off-street parking which in turn provides access to the integral garage via the up and over door, decorative stone chippings, front lawn and planted borders housing a variety of bushes and shrubbery.

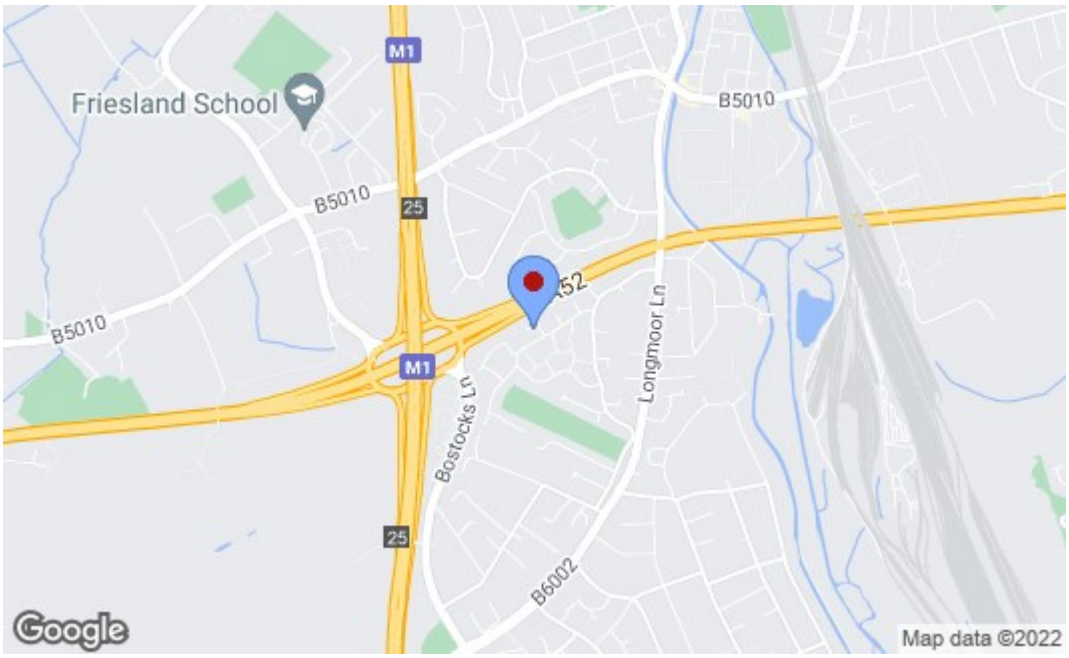
REAR GARDEN
The rear garden has recently been re-landscaped and offers a dual seating patio area (ideal for entertaining), a shaped lawn section with decorative sleeper beds, housing a variety of decorative stone gravel and a variety of planted rockery, bushes and shrubs. External water tap and three security lighting points, useful side storage area and gated pedestrian access leading back to the front and driveway.

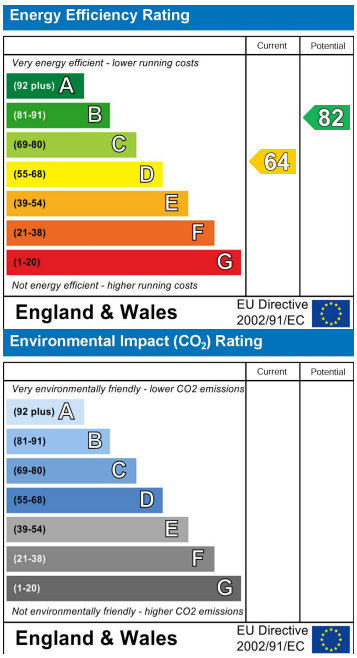
GARAGE
14'4" x 7'8" (4.38 x 2.34)
Up and over door to the front, power and lighting points.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre crossing the bridge onto Station Road. At the traffic light junction turn left onto Longmoor Lane and proceed in the direction of Long Eaton before taking an eventual right hand turn onto Sandringham Road. Via right at the bend in the road onto Kensington Road and take the third right into the cul de sac off Harewood Close. Follow the bend in the road and the bungalow can be identified by our For Sale board.

Ref. 7621NH







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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044