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look no further...



Kings Road
Sandiacre, Nottingham NG10 5BY

A THREE/FOUR BEDROOM CHALET-STYLE
DETACHED HOME.

Offers Over £300,000 Freehold

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A kerbside glance is not nearly enough to fully appreciate this three/four bedroom chalet-style detached bungalow.

This well presented property comes to the market in a ready to move into condition with features including a contemporary fully fitted kitchen with built-in appliances, contemporary wet room with body jet shower system, double glazed windows, and gas fired central heating.

With flexible accommodation both to the ground and first floors, there are two double bedrooms to the ground floor, although the second is currently used as a second sitting room which opens through to a conservatory. There is a generous lounge/diner where stairs lead to the first floor accommodation.

The first floor accommodation offers two bedrooms, cloakroom/WC and access to the remainder of the loft space which offers potential for further conversion.

Situated on a level garden plot, with off-street parking and beautifully presented yet easy to maintain rear gardens. A desirable residential suburb close to local amenities, including a regular bus service, a Co-op and Lidl can be found in Sandiacre, as well as a range of independent shops, facilities and doctor's surgery.

For those looking to commute, the A52 and Junction 25 of the M1 motorway linking Nottingham and Derby are a few minutes drive away.

Offered for sale with NO UPWARD CHAIN. Only upon viewing the property internally can the accommodation be fully appreciated.



ENTRANCE PORCH

Double glazed front entrance door. Window and door leading to the hallway.

HALLWAY

22'5" x 3'11" plus recess (6.85 x 1.2 plus recess)

A central hallway giving access to all the ground floor rooms with useful built-in cloaks closet.

LOUNGE/DINER

21'5" x 12'0" (6.55 x 3.66)

Inset living flame gas fire, two radiators, double glazed windows to the side and front elevation. Open tread stairs leading to the first floor.

KITCHEN

13'10" x 10'11" (4.23 x 3.35)

A modern and contemporary handleless range of wall, base and drawer unit with square edge work surfacing, inset one and a half bowl sink unit with single drainer. Built-in electric oven, electric hob and extractor good over, flat panel radiator. Integrated fridge and freezer. Integrated slimline dishwasher, space and plumbing for washing machine. Door to walk-in pantry and door to rear porch with single glazed rear exit door.

BEDROOM ONE

10'11" x 10'11" (3.34 x 3.34)

Radiator, double glazed window to the front.

BEDROOM TWO

9'11" x 12'0" (3.03 x 3.66)

Currently used as a second sitting room. Radiator, double glazed French doors giving access to the conservatory.

CONSERVATORY

uPVC double glazed construction on a dwarf brick wall with radiator, double glazed French doors opening to the rear garden.

WET ROOM

7'7" x 6'5" (2.33 x 1.96)

A modern suite comprising wash hand basin within a vanity unit, low flush WC with concealed cistern, body jet shower system, fully tiled walls and floor, electric heated towel rail, underfloor heating, double glazed window.

FIRST FLOOR LANDING

5'9" x 16'6" (1.77 x 5.03)

Double glazed window, two built-in storage cupboards, access to both first floor bedrooms, WC, and access to the loft.

BEDROOM THREE

9'11" x 7'8" (3.03 x 2.35)

Radiator, double glazed dormer window to the rear.

BEDROOM FOUR

11'6" x 8'11" (3.53 x 2.74)

Radiator, double glazed dormer window to the rear.

CLOAKS/WC

7'8" x 4'1" (2.36 x 1.25)

Radiator, wash hand basin, low flush WC, double glazed window.

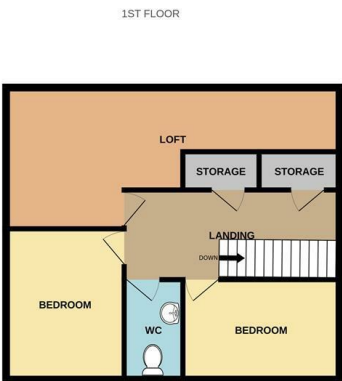
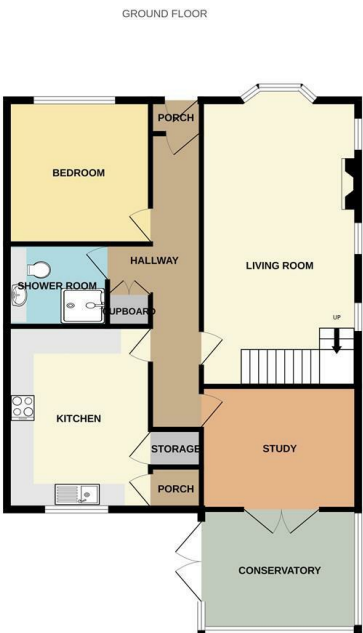
LOFT SPACE

A large walk-in loft space with flooring with a potential for further conversion (subject to necessary permissions). Wall mounted Worcester system boiler for central heating and hot water, separate lagged hot water cylinder. Light and power.

OUTSIDE

Hedged-in front garden with lawn, raised bedding and rockery, partially paved area. The driveway provides off-street parking which leads along the side of the property with limited width access to the garage found within the garden. The rear garden is enclosed and attractively landscaped with central lawn having water feature, flanked with colourful raised bedding, paving and patio areas, and a further garden storage area behind the garage. The garage is brick built with twin wooden doors to the front, pitched tiled roof, uPVC double glazed window and door to the side.





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	54	
(39-54) E		
(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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