



The Paddocks
Sandiacre, Nottingham NG10 5HQ

£315,000 Freehold

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We are pleased to offer for sale this substantial two double bedroom detached bungalow situated on a generous level garden plot in this highly regarded residential location.

This property has been particularly well maintained and improved over the years and comes to the market in a ready to move into condition.

Features include a fully fitted modern dining kitchen, useful utility closet and spacious modern shower room/WC.

Set back from the road with a deep garden frontage and block paved forecourt providing parking for several vehicles. The driveway runs along the side of the property providing further off-street parking leading to a detached garage.

The rear gardens are a real feature of this property, attracting local wildlife, well maintained and offering a degree of privacy.

The property is situated within walking distance of a local convenience store and regular bus service linking Nottingham and Derby. Sandiacre also offers a variety of amenities and shops, including Lidl and Co-op, there is a doctor's surgery and dentist too.

The A52 and Junction 25 of the M1 motorway is a few minutes drive away, making this area great for commuters or when family come to visit.

Offered for sale with NO UPWARD CHAIN. Only on viewing this property internally can the size of the accommodation be fully appreciated.



ENTRANCE PORCH

Double glazed window, front entrance door. Further door leading to the reception hallway.

RECEPTION HALLWAY

14'5" x 9'8" (4.40 x 2.96)

A spacious central hallway with radiator, loft hatch and doors to all rooms.

LIVING ROOM

16'2" x 13'5" (4.93 x 4.11)

Radiator, double glazed window to the front, double glazed French doors opening to the rear garden.

DINING KITCHEN

19'5" x 10'4" (5.94 x 3.17)

Incorporating a modern fitted range of wall, base and drawer units with square edge work surfacing and inset one and a half bowl sink unit with single drainer. Built-in appliances include electric oven, hob and microwave. Integrated dishwasher, fridge and freezer. Double glazed windows to the rear. Door to the rear lobby with access to the cloaks/WC and utility closet housing wall mounted gas combination boiler (for central heating and hot water).

CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin, low flush WC, radiator, double glazed window.

BEDROOM ONE

14'7" x 11'1" (4.47 x 3.39)

Radiator, double glazed window to the front.

BEDROOM TWO

13'0" x 11'2" (3.98 x 3.42)

Radiator, double glazed window to the side.

SHOWER ROOM

6'11" x 4'11" (2.12 x 1.5)

A generous size which is fully tiled comprising wash hand basin, low flush WC, walk-in shower area with thermostatic controlled shower. Underfloor heating, heated towel rail, double glazed window.

OUTSIDE

The property is set back from the road with fenced and

hedged-in driveway. The garden is landscaped with ease of maintenance in mind, with an attractive circular paved patio area, gravel beds and shrubs. A block paved forecourt provides parking for several vehicles which continues along the side of the house providing further off-street parking which, in turn, leads to the detached garage. Block paving continues and becomes a patio to the rear garden which is then laid mainly to lawn with mature trees and shrubs enhancing privacy. There is an outside tap and a wall mounted electric vehicle charging point at the far side of the property.

GARAGE

18'0" x 12'1" (5.5 x 3.7)

Up and over door, light and power.

DIRECTIONS

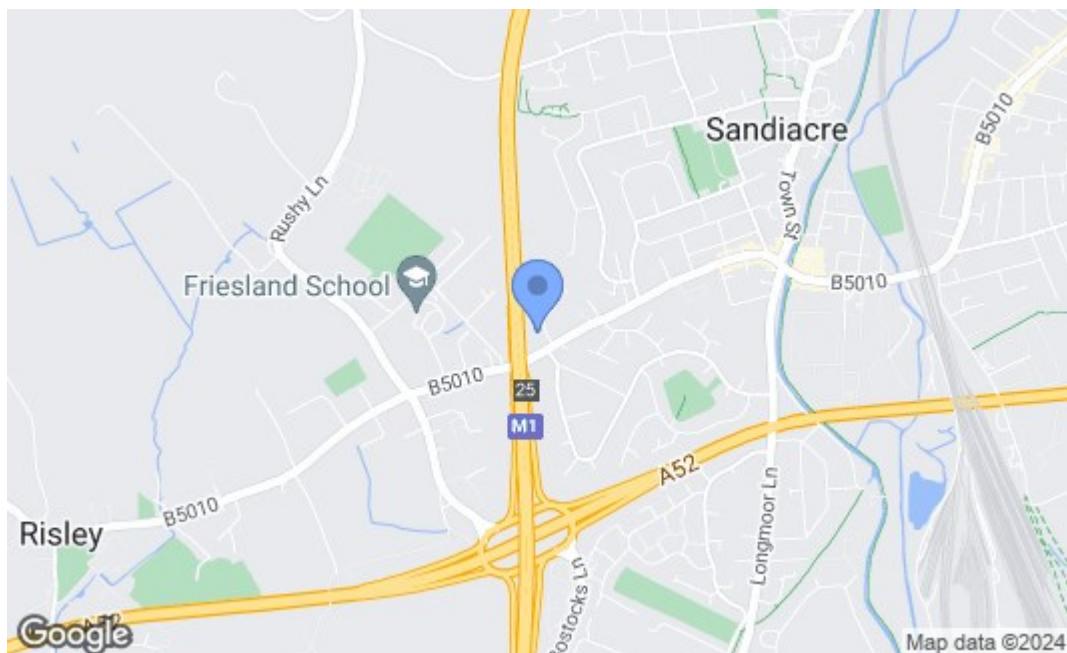
From the A52/Junction 25 of the M1 motorway, proceed towards Sandiacre/Risley on Bostocks Lane. At the Risley traffic light crossroads, turn right onto Derby Road and head in the direction of Sandiacre. Proceed over the motorway, turning next left onto The Paddocks where the property can be found on the left hand side. Ref: 8262PS



GROUND FLOOR
1061 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA: 1061 sq.ft. (98.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. The information contained herein is provided as a guide only to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		82
(81-91) B		68
(69-80) C		
(55-68) D		
(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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