



**Hampshire Drive  
Sandiacre, Nottingham NG10 5NS**

AN EXTENDED TWO DOUBLE BEDROOM  
SEMI DETACHED BUNGALOW.

**Offers Over £200,000 Leasehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS EXTENDED TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION IN SANDIACRE.

With single level accommodation comprising side entrance porch leading to an inner entrance hall, two double bedrooms, modern shower room, living room, conservatory and extended kitchen.

Other benefits to the property include gas fired central heating, double glazing, off-street parking, detached garage, front and rear gardens that compliment the property.

The property sits favourably within this popular and established cul de sac location within easy reach of the amenities in nearby town centre and further afield towards Stapleford and Long Eaton. There is easy access to good schooling (if required), as well as a variety of nearby transport links such as 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.



## SIDE PORCH

12'0" x 2'1" (3.68 x 0.64)

uPVC double glazed construction with double opening, double glazed French doors. Further uPVC panel and double glazed door to the hallway.

## HALLWAY

11'2" x 3'3" (3.42 x 1.01)

Radiator, storage heater, telephone point, doors to both bedrooms, living room and shower room. Loft access point via pulldown ladders to a boarded and lit loft space.

## BEDROOM ONE

11'10" x 11'0" (3.63 x 3.37)

Double glazed window to the front with fitted blinds, radiator and a range of fitted bedroom furniture including wardrobes and overhead storage cupboards.

## BEDROOM TWO

10'8" x 8'11" (3.26 x 2.74)

Double glazed window to the front with fitted blinds, radiator and dado rail.

## SHOWER ROOM

9'4" x 5'10" (2.85 x 1.78)

Modern three piece suite comprising walk-in shower cubicle area with glass shower screen and mains ran shower over, wash hand basin with mixer tap and storage cupboards beneath and hidden cistern push flush WC. Boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes) with useful storage shelving space, double glazed window to the side with fitted blinds, radiator, fully tiled walls and floor, and wall mounted bathroom cabinet.

## LOUNGE

15'8" x 12'1" (4.80 x 3.70)

Wall light points, display shelving, coving, ceiling rose, radiator, media points and brick display chimney breast with inset coal fire. Double glazed window to the rear and double glazed French doors opening out to the conservatory.

## CONSERVATORY

14'7" x 6'8" (4.45 x 2.04)

Brick and double glazed construction with double glazed windows and doors opening out to the rear with fitted blind, pitched polycarbonate roof structure, wall mounted gas heater and ceiling fan.

## KITCHEN

17'4" x 8'11" (5.30 x 2.72)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter level four ring gas hob with extractor over and oven beneath, plumbing for washing machine and space for tumble dryer and full height fridge/freezer, breakfast bar area with matching counter top space, double glazed windows to both sides with fitted blinds, radiator, space for dining table and chairs, uPVC panel and double glazed exit door to the rear.

## OUTSIDE

To the front of the property leading down the left hand side there is a tarmac driveway providing off-street parking which in turn leads to the rear pitch roofed garage and pedestrian gated access into the rear garden. The front garden is predominantly lawned with decorative plum slate chipping housing a variety of bushes and shrubbery.

## REAR GARDEN

The rear garden is enclosed offering privacy. It is tiered on four sections comprising initial block paved patio seating area accessed directly from the conservatory and kitchen doors which in turn provides access to the driveway via an archway wrought iron gate, panel and glazed door into the storage area of the garage. The second section is lawned beyond which the middle section has decorative plum slates and gravel chippings with a lawned section towards the top tier enclosed by hedgerow to the boundary line. The garden has the benefit of an external water tap and lighting points.

## DETACHED GARAGE

Brick built garage with an up and over door to the front, boarded useful loft space within the pitched roof and a further useful storage area to the side of the garage.

## DIRECTIONAL NOTE

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre onto Station Road. Continue over the bridge and at the traffic lights turn left onto Longmoor Lane and proceed as if heading in the direction of Long Eaton. Take a right hand turn onto Hayworth Road and follow the road around to the right. Take a right turn onto Hampshire Drive and follow the bend in the road around to the left before arriving at the property on the left hand side identified by our For Sale.

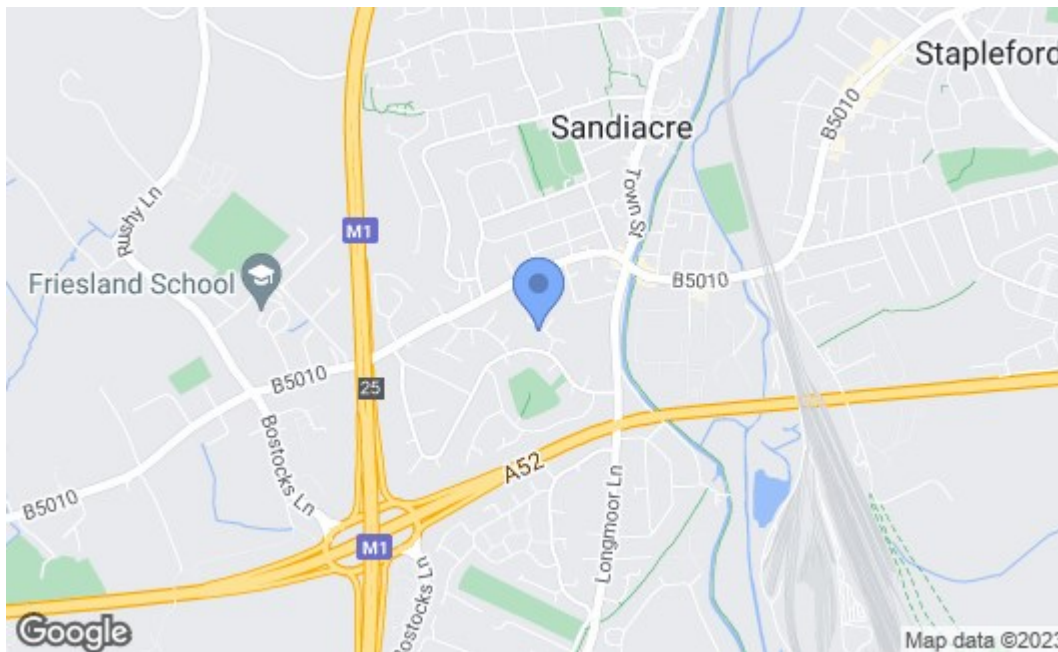
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GROUND FLOOR  
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.6 sq.m.) approx.  
While 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.