Robert Ellis

look no further. . .

Stanton Road
Sandiacre, Nottingham NG10 5DD

A TARDIS-LIKE TWO/THREE BEDROOM
DETACHED BUNGALOW.

£295,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED AND TARDIS-LIKE TWO/THREE BEDROOM DOUBLE FRONTED DETACHED BUNGALOW SITUATED WITHIN THIS POPULAR AND ESTABLISHED LOCATION BEING BROUGHT TO THE MARKET WITH THE BENEFIT OF NO UPWARD CHAIN.

Benefitting from being positioned on a level-lying plot front to back, this double front accommodation comprises entrance porch to central entrance hallway, two bedrooms are then greeted off the main hallway, as well as the front living space which then opens out to an inner study/hallway with archway access through to the re-fitted kitchen and bathroom. From beyond the kitchen, there is then door access into a dining room/third bedroom which then leads into a generous conservatory.

Complimenting the accommodation there is gated off-street parking to the front and a generous outside, well established garden space incorporating a good size shed and greenhouse.

Further benefits to the property include a recently re-fitted gas fired central heating combination boiler and uPVC double glazing.

The property is positioned within a highly regarded residential location within easy reach of good nearby schooling (if required), shops, services and transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 and the Nottingham Electric Tram terminus situated at Bardills roundabout.

There is also easy access to good nearby open space, including the villages of Risley and Stanton by Dale, and plentiful nearby green space and open walks.

We believe that the property will ideally suit those looking to downsize or perhaps reside in a single level property yet for someone who wishes to retain the space of inside and out.

We highly recommend an internal viewing.

ENTRANCE PORCH
6'7" x 2'4" (2.02 x 0.72)
Panel and glazed front entrance door with matching window to either side of the door, further door to hallway.

ENTRANCE HALL
13'8" x 3'11" (4.18 x 1.20)
Tiled floor, radiator, dado rail, coving, meter cupboard, doors to both bedrooms, inner hallway and living room, wall light points and loft access via loft ladders to a lit and insulated loft space.

BEDROOM ONE
11'10" x 11'5" (3.63 x 3.49)
Double glazed window to the front, decorative corner window, part picture rail, coving, ceiling rose and radiator.

BEDROOM TWO
12'0" x 10'0" (3.67 x 3.06)
Double glazed window to the side with fitted roller blind, radiator, wall light points and coving. Laminate flooring.

LOUNGE
15'8" x 11'7" (4.79 x 3.54)
Double glazed window to the front with fitted roller blind, double glazed window to the side and decorative corner window, picture rail, coving, wall light points, media points and central chimney breast incorporating decorative brickwork and tiles whilst housing a remote controlled log effect electric fire.

INNER STUDY HALLWAY
10'9" x 6'0" (3.29 x 1.83)
Radiator, beamed ceiling, wall light points, coat pegs, display shelving and glass fronted corner cabinet. Archway through to kitchen and door to bathroom.

BATHROOM
11'3" x 5'0" (3.44 x 1.54)
Newly fitted three piece suite comprising corner shower cubicle with decorative splashboards and electric shower, wash hand basin with waterfall style mixer tap with useful storage cabinets beneath and roll top work surface space. Separate area housing the push flush WC with decorative wall tiles, two double glazed windows to the side both with fitted roller blinds, radiator and boiler cupboard housing the recently re-fitted gas fired central heating combination boiler for central heating and hot water purposes.

KITCHEN
15'11" x 12'7" (4.86 x 3.85)
This recently re-fitted kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating counter-level single sink and drainer with central mixer tap, fitted counter-level four ring hob with curved extractor fan over and in-built eye level oven and combination grill/oven. Space for full height fridge/freezer, plumbing for washing machine and dishwasher, ample space for dining table and chairs, decorative beamed ceiling, ceiling fan, two double glazed windows to the rear, uPVC panel and double glazed exit door to garden.

DINING ROOM/BEDROOM THREE
12'7" x 12'0" (3.84 x 3.66)
Coving, radiator, double glazed window to the side, uPVC panel and double glazed French doors to conservatory.

CONSERVATORY
16'1" x 10'8" (4.91 x 3.27)
Brick and glazed with sliding patio doors opening out to the rear garden, radiator, wall light points, decorative beamed ceiling, laminate flooring and door to side hallway.

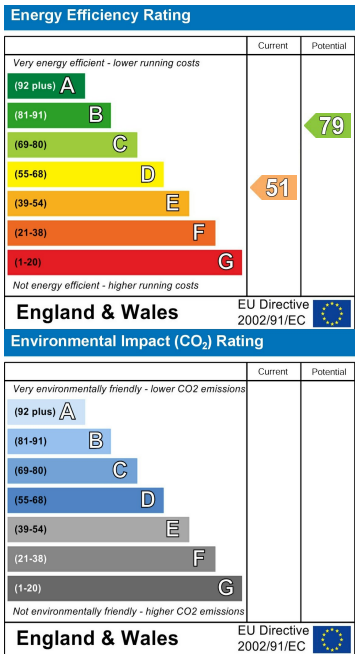
SIDE HALLWAY
13'6" x 10'5" (4.12 x 3.19)
Panel and glazed entrance door to the front, panel and Georgian-style glazed door to the rear opening to the conservatory, power points and lighting.

OUTSIDE
To the front of the property there is a gated driveway providing off-street parking which in turn provides access to the front entrance door and pedestrian pathway access leading down the side to the side hallway. The front garden has decorative green space, planted borders housing a variety of bushes and shrubbery.

REAR GARDEN
Accessed via the sliding doors from the conservatory and uPVC exit door from the kitchen greeting to an initial paved patio area ideal for entertaining which leads down to a lawn section with stepping stone pathway access providing access to the shed and greenhouse at the foot of the plot. The garden is very well established and includes a variety of planted areas and rockery housing specimen range of bushes, shrubs, trees and plants, as well as a variety of seating areas and potential space for vegetable growing or other matters. As previously mentioned, at the foot of the plot there is a good size pitched roof timber storage shed with front door and double glazed windows, as well as a greenhouse. Within the garden there is an external water tap and lighting point.

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 right onto Town Street and proceed parallel with the canal in the direction of Stanton by Dale. At the bend in the road, turn left onto Church Street and follow the road around to the left past the Bluebell pub onto Stanton Road. The property can then be found on the right hand side identified by our For Sale board.

Ref: 7607NH



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