Robert Ellis

look no further. . .

King Edward Gardens, Hall Drive
Sandiacre, Nottingham NG10 5BT

A TWO BEDROOM SEMI DETACHED OVER 60'S RETIREMENT BUNGALOW OFFERED FOR SALE WITH NO UPWARD CHAIN.

£180,000 Leasehold

0115 949 0044

/robertellisestateagent @robertellisea

ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS OVER 60'S TWO BEDROOM SEMI DETACHED RETIREMENT BUNGALOW SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL CUL DE SAC NO-THROUGH ROAD LOCATION IN THE CENTRE OF SANDIACRE.

The property is situated close to a variety of shops and services such as the local Co-operative supermarket, butchers and parade of shops along Derby Road.

There is also easy access to the nearby towns of Stapleford and Long Eaton, providing a vast array of shops and services.

For those who wish to commute, there is easy access to the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout. There is also easy access to the well connected i4 bus service, the nearest stop being on Derby Road just a short walk away.

The property benefits from off-street parking to the front and maintained gardens to the front, side and rear. Additional benefits include uPVC replacement double glazed windows and gas fired central heating combination boiler system.

The internal accommodation comprises entrance lobby, box bay fronted living/dining room, kitchen, inner hallway with two bedrooms and three piece shower room.

The property would ideally suit those looking to downsize and reside in a single level, flat lying property.

We highly recommend an internal viewing.

OPEN PORCH
Meter cupboard housing gas and electricity meters, decorative exposed brickwork, panel and stained glass entrance door.

ENTRANCE LOBBY
4'7" x 3'9" (1.40 x 1.15)
Radiator, laminate floor, Georgian-style panel and glazed door into the living room.

LIVING/DINING ROOM
16'2" max x 12'7" (4.94 max x 3.85)
Walk-in double glazed box bay style window to the front, radiator, media points, laminate flooring, ample space for dining table and chairs, as well as living room furniture and doors leading back through to the entrance lobby, kitchen and inner hallway.

KITCHEN
11'5" x 7'6" (3.49 x 2.29)
The recently re-fitted kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with laminate style roll top work surfaces incorporating single sink and draining board with central swan-neck mixer tap. Laminate effect splashboards, fitted four ring hob with decorative splashback and curved extractor fan over (underneath are the electricity cables available to fit in an electric oven), plumbing for washing machine, space for fridge/freezer, breakfast bar, laminate flooring, double glazed window to the front (with fitted roller blind), spotlights, radiator, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), useful storage pantry with shelving and LED spotlights, continuation of laminate flooring through the kitchen.

INNER HALLWAY
5'1" x 2'11" (1.56 x 0.89)
Loft access point, useful storage closet. Doors to both bedrooms and shower room.

BEDROOM ONE
10'4" x 9'6" (3.17 x 2.90)
Double glazed window to the rear, radiator, laminate flooring, fitted double wardrobe with shelving and hanging space.

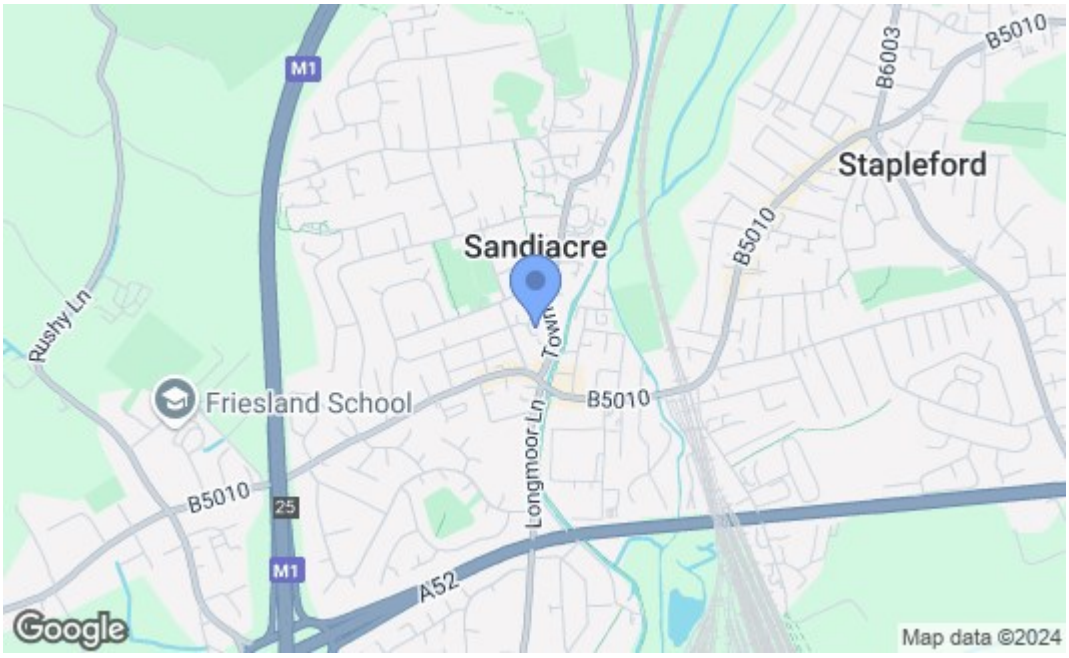
BEDROOM TWO
10'7" x 7'2" (3.25 x 2.19)
Sliding double glazed patio doors opening out to the rear, radiator, laminate flooring.

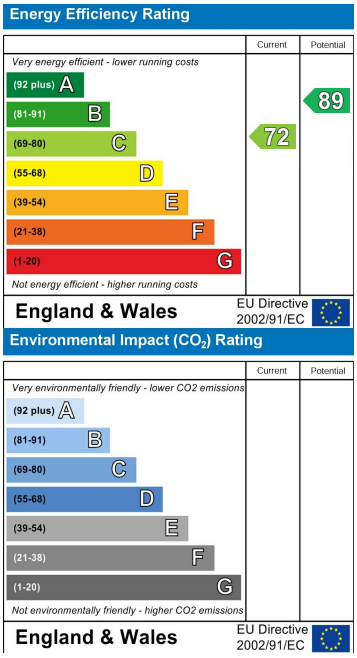
SHOWER ROOM
Modern three piece suite comprising walk-in shower cubicle with glass screen and folding door with dual attachment mains shower, wash hand basin with mixer tap, storage cabinets beneath, hidden cistern push flush WC. Decorative tiled splashbacks, wall mounted bathroom mirror, shaver point, ladder towel radiator, ceiling extractor fan, storage cupboard with shelving, additional ladder towel radiator.

OUTSIDE
To the front of the property there is a lowered kerb entry point to a single tarmac driveway space providing off-street parking. There is a tarmac pathway providing access to the front entrance door and open porch. The front garden has a shaped lawn and planted flowerbeds and borders housing a variety of bushes and shrubbery with one half incorporating decorative slate chippings. To the side of the property there is access to the rear which provides additional parking spaces for guests and visitors. The rear garden incorporates a paved patio seating area accessed via the patio doors from the rear bedroom. There is also a shaped lawned area, planted beds and borders housing a variety of well stocked bushes and shrubbery, decorative slate chippings and an external 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, continue straight over onto Derby Road and turn immediately right after the Co-op onto King Edward Street. Take a right hand turn onto Hall Drive and the property is located on the left hand side, identified by our For Sale board.

AGENTS NOTE
It is understood that the property is held leasehold via Longhurst Homes with a term of 125 years from 1997 with approximately 98 years remaining. There is a monthly charge of £155.71 as from 1st April 2024 to 31st March 2025 and this incorporates the call line system, grounds maintenance, communal cleaning, window cleaning, communal utility charges, communal repairs, heating service contract, buildings insurance, management fee and scheme administration costs, planned and cyclical fund contribution and major repairs/renewals fund contribution. It is also understood that the onward purchaser needs to be approved by Longhurst Homes before instructing solicitors. All this information can be clarified by speaking to Robert Ellis on 0115 949 0044.





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