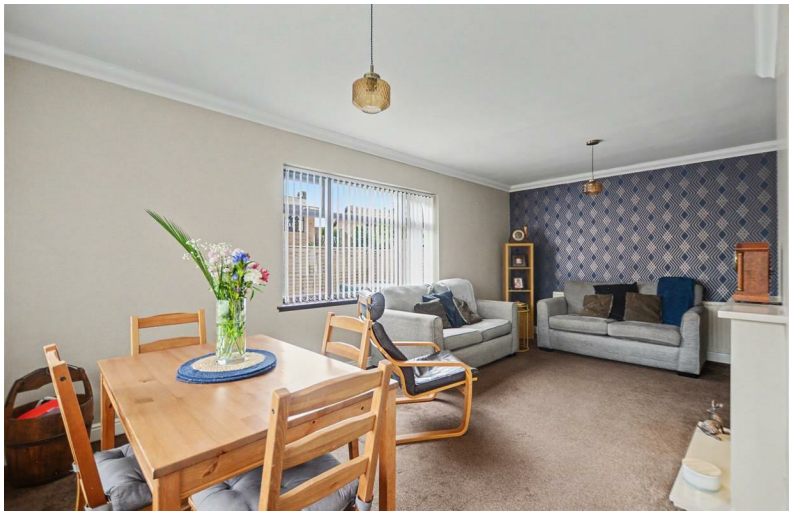
Robert Ellis

look no further. . .







Charles Avenue
Sandiacre, Nottingham NG10 5BX

A THREE BEDROOM DETACHED BUNGALOW SITTING ON A CORNER PLOT WITH DRIVEWAY & DETACHED DOUBLE GARAGE.

£295,000 Freehold



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS SPACIOUS THREE BEDROOM DETACHED BUNGALOW SITUATED ON A GENEROUS CORNER PLOT WITH DRIVEWAY, DETACHED DOUBLE GARAGE.

With accommodation comprising a spacious entrance hallway, three bedrooms, shower room, lounge/diner, kitchen and bathroom. With benefits such as gas central heating from a combination boiler (installed in 2024), as well as upgrades to the kitchen and bathroom over more recent times.

The property also benefits from a driveway leading to a detached double garage with electric door, power and lighting, which could potentially be converted for additional living accommodation (subject to relevant permissions and approvals).

The property benefits from sitting on a level lying plot from front to back. The property is ideal for retirement, as well as a family home due to the proximity to excellent nearby schooling.

There is also easy access to the nearby Post Office and convenience store, as well as good transport links, such as the i4 bus service, the A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

For those looking for outdoor activities, the property sits on the entrance to Sandiacre Park with a children's play area and open green space.

We believe the property will make an ideal home for a wide variety of buying types. We highly recommend an internal viewing.





ENTRANCE HALL
19'10" x 10'3" (6.07 x 3.13)
uPVC panel and double glazed front entrance door with double glazed windows to either side of the door, meter cupboard, coving, radiator, loft access point via pull-down loft ladders to a partially boarded, lit and insulated loft space which also houses the gas fired combination boiler (recently replaced in 2024). Two useful storage cupboards with shelving.

THROUGH LOUNGE/DINER
20'1" x 11'11" (6.13 x 3.65)
Double glazed window to the front (with fitted blinds), additional double glazed window to the side (with fitted blinds), two radiators, media points, coving, central chimney breast incorporating Adam-style fire surround, marble surround and matching hearth with inset living flame gas fire.

KITCHEN
12'2" x 9'4" (3.71 x 2.85)
The recently replaced kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with square edge laminate style work surfaces incorporating one and a half bowl sink unit with draining board and central swan-neck mixer tap with tiled splashbacks. Space for cooker with extractor canopy over, plumbing for washing machine and space for fridge/freezer, wine rack, radiator, double glazed window to the rear (with fitted blind), under-cabinet lighting, uPVC panel and double glazed exit door to outside.

BEDROOM ONE
12'0" x 11'5" (3.66 x 3.49)
Double glazed window to the rear, radiator.

BEDROOM TWO
11'11" x 10'1" (3.64 x 3.09)
Double glazed window to the front (with fitted blind), radiator.

BEDROOM THREE
11'4" x 7'11" (3.46 x 2.43)
Double glazed window to the front (with fitted blind), radiator.

SHOWER ROOM
6'8" x 5'5" (2.03m x 1.65m)
Modern (recently updated) three piece suite comprising a full width walk-in shower cubicle with glass screen and folding glass shower door with mains shower, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. Decorative boarding to all walls, double glazed window to the rear (with fitted blind), wall mounted bathroom cabinet, panelled ceiling, chrome ladder towel radiator.

OUTSIDE
To the front of the property, there is an enclosed garden with timber fencing and concrete posts to the boundary lines with central gate and pathway providing access to the front entrance door. The front garden is designed for straightforward maintenance, being predominantly gravelled with a selection of bushes and shrubbery. Double gates provide access to the block paved driveway which provides off-street parking and leads to the detached garage via electrically operated up and over garage door. The side and rear of the property offer further garden space, with the rear being predominantly a pathway leading to the rear garden door. There is also an enclosed side garden space with external water tap, lighting point and double power socket.

DETACHED DOUBLE GARAGE
19'4" x 18'10" (5.90 x 5.75)
Electrically operated up and over door to the front, power and lighting points.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At Sandiacre traffic lights, continue straight over onto Derby Road and take a right hand turn by the Co-Op onto King Edward Street. At the "T" junction turn right and follow the road to the right onto Albert Avenue. Take a right hand turn onto Charles Avenue. The property can be identified on the corner of Charles Avenue by our For Sale board.



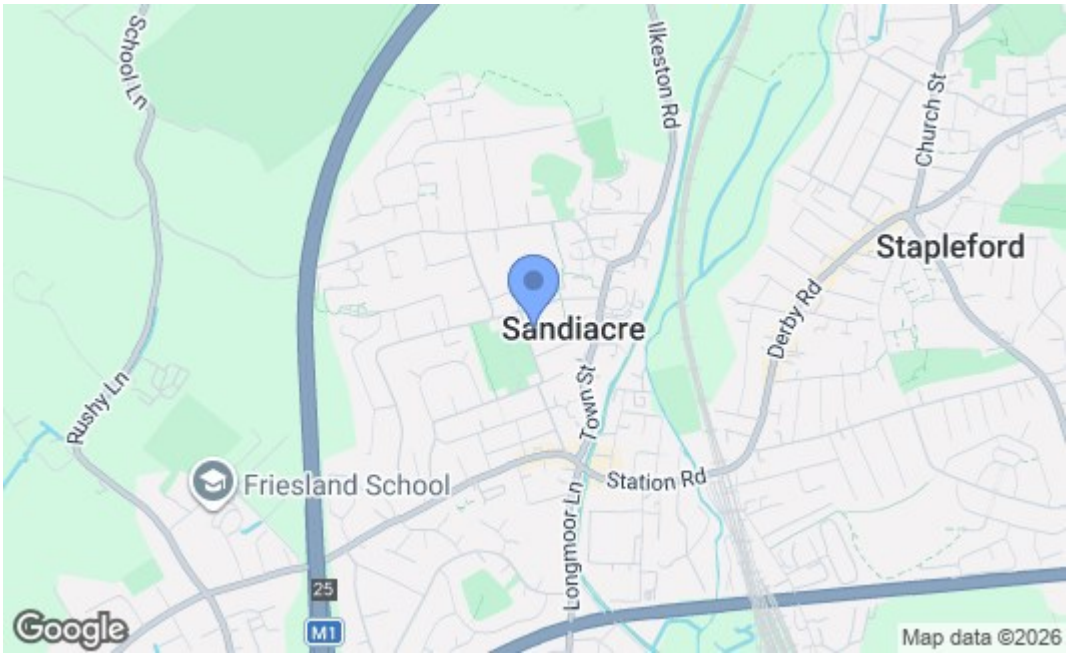


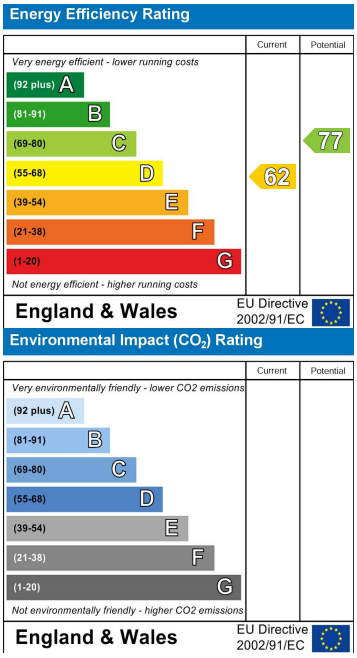












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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