Robert Ellis

look no further. . .

Elm Avenue

Sandiacre, Nottingham NG10 5EJ

A TARDIS-LIKE THREE/FOUR BEDROOM DETACHED BUNGALOW.

£425,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS SUBSTANTIAL TARDIS-LIKE THREE/FOUR BEDROOM DETACHED DOUBLE FRONTED BUNGALOW POSITIONED ON THIS GENEROUS DOUBLE SIZE PLOT WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL NO-THROUGH ROAD LOCATION.

With single level accommodation comprising entrance porch, living room, dining room, kitchen diner, three bedrooms, bathroom, separate WC, lobby and potential fourth bedroom/sitting room.

Other benefits to the property include recently updated and re-fitted boiler system in 2020, refurbished bathroom in 2022 and newly fitted toilet and sink off the lobby also in 2022.

There is also the further potential to look into converting the garage, subject to the relevant regulations, creating a fantastic opportunity for annex space which would include its own living space, toilet facilities and bedroom located directly next to the main kitchen space which would make an ideal opportunity to in-house living dependent relatives or teenagers room.

The property sits favourably within close proximity of excellent nearby schooling for all ages such as Ladycross, Cloudside and Friesland schools. There is also easy access to the nearby transport hubs such as the i4 bus stop, A52 for Nottingham/Derby, Junction 25 of the M1 motorway and the Nottingham Electric Tram terminus situated at Bardills roundabout.

There is also easy access to nearby amenities such as the local convenience store and post office, shops and services within the nearby towns of Stapleford and Ilkeston whilst being on the doorstep to the countryside such as Stanton by Dale and Dale Abbey.

This tardis-like property has been upgraded and well maintained by the current owners and offers a unique opportunity to acquire a spacious bungalow on a generous overall plot, offering a fantastic first impression with a sweeping in and out driveway offering ample parking space.

We highly recommend an internal viewing.

ENTRANCE PORCH
3'4" x 2'7" (1.02 x 0.80)
Decorative Georgian-style double glazed front doors set within an archway with stained glass top panel, further entrance door to living room, coat pegs, tiled floor and meter box.

LIVING ROOM
17'4" x 13'7" (5.30 x 4.16)
Hardwood framed double glazed Georgian-style window to the front, beamed ceiling, brick chimney breast/fireplace incorporating media shelf and coal effect gas fire, media points, door to bedroom one opening to dining room, display shelving, door to the porch.

BEDROOM ONE
12'3" x 12'0" (3.75 x 3.68)
Hardwood double glazed window to the front with fitted blinds, radiator, coving and a range of fitted bedroom furniture, including wardrobes, drawers, overhead storage cupboards, bedside cabinets and display shelving.

DINING ROOM
12'8" x 7'10" (3.87 x 2.40)
Radiator and display cover, hardwood double glazed windows to the rear, beamed ceiling, display shelving, loft access point and opening through to the living room, and panel and glazed door to the side hallway.

SIDE HALLWAY
13'3" x 5'2" (4.06 x 1.59)
Doors to two further bedrooms and bathroom, dado rail, loft access point to a boarded, lit and insulated loft space, and two useful storage cupboards with shelving.

BATHROOM
6'0" x 9'0" (1.84 x 2.76)
Re-fitted in 2022 comprising a separate corner shower cubicle with drench-head mains ran shower, wash hand basin, low flush WC and freestanding roll top bath with claw feet, central mixer tap and handheld shower attachment. Partial wall tiling to dado height, vertical radiator and uPVC double glazed window to the rear. Coving, spotlights and extractor fan.

BEDROOM TWO
9'5" x 8'2" (2.88 x 2.51)
Hardwood double glazed window to the rear overlooking the rear garden, radiator and coving.

BEDROOM THREE
9'10" x 6'0" (3.00 x 1.85)
Hardwood double glazed window to the front with fitted blind, radiator and coving.

KITCHEN DINER
21'0" x 11'3" (6.42 x 3.44)
The kitchen is equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl sink unit with draining board and central swan-neck mixer tap with tiled splashbacks, glass fronted crockery cupboards, display shelving and inset wine rack. Included within the sale is the range cooker with seven ring gas burner top with extractor over and ovens, grill and warming drawer beneath. Integrated kitchen appliances, ample space for large dining table and chairs, tiled flooring, coving, radiator, hardwood double glazed windows to the side and rear with matching hardwood and double glazed exit door to the garden. From the kitchen there is then further doors back through to the dining room and into the bedroom four/sitting room.

BEDROOM FOUR/SITTING ROOM
11'10" x 11'3" (3.61 x 3.45)
Hardwood double glazed archway style windows to the side and rear with the side window benefitting from a fitted blind, coving, radiator and door to the rear lobby.

REAR LOBBY
4'10" x 3'11" (1.48 x 1.21)
With personal access door into the garage area, space for coats, coving and door to the WC.

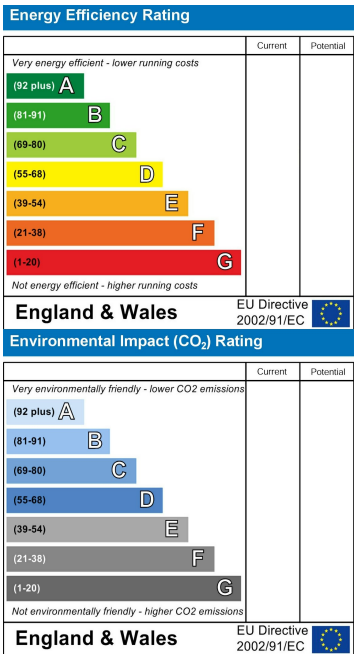
WC
5'9" x 3'4" (1.77 x 1.04)
Newly fitted two piece suite comprising medium level flush WC and wash hand basin, part paneling to dado height, radiator, tiled floor, uPVC double glazed window to the side with fitted blind and coving.

GARAGE
16'6" x 13'3" (5.03 x 4.06)
Double opening wooden doors to the front set within a decorative brick archway with soldier bricks, external power and lighting, and (as previously mentioned) could be put to other uses, subject to the relevant approvals to internally convert into an annex, further bedroom or living space (if required).

OUTSIDE
To the front of the property there is a well designed in and out block paved driveway with two separate lowered kerb entrances from the road offering fantastic parking opportunity for several cars or works vehicles (if required). From the front there is double door access into the garage and pedestrian gated access with matching block paved pathway leading down the side of the property towards the rear garden. Decorative plum slate chippings and planted borders housing a variety of mature bushes and shrubbery.

REAR GARDEN
This well established and well planted garden consists of a shaped lawn section with planted flowerbeds and rockery housing a wide variety of specimen bushes, shrubs, trees and plants. There is a central circular pond, a variety of patio seating areas (ideal for entertaining), a greenhouse, timber storage shed, orchard style wild garden situated to the foot of the plot. The rear garden is enclosed by timber fencing to the boundary line, external lighting and water supplies, whilst also having a side access pathway and pedestrian gate.

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 heading in the direction of Stanton by Dale. At the bend in the road, turn left onto Church Street, follow the road round to the left onto Stanton Road. Continue along as if heading in the direction of the motorway bridge, before taking an eventual right hand turn onto Elm Avenue. The property can then be found a little further along on the right hand side. Ref. 7608NH



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.