Robert Ellis

look no further. . .

The Paddocks
Sandiacre, Nottingham NG10 5HQ

AN EXTREMELY WELL PRESENTED MID 1980'S TWO BEDROOM DETACHED BUNGALOW.

£275,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND INTERNALLY ADAPTED DOUBLE BAY FRONTED TWO BEDROOM DETACHED BUNGALOW SITUATED IN THIS POPULAR ESTABLISHED AND QUIET CUL DE SAC LOCATION. NO UPWARD CHAIN.

With single level accommodation which comprises a central entrance hallway leading through to two bedrooms to the front, central shower room, open plan lounge/diner, conservatory and kitchen to the rear of the property. Oak internal doors are fitted to all rooms.

The property also benefits from gas fired central heating from a combination boiler (still within warranty period), double glazing, alarm system, off-street parking, integral garage, front and rear gardens, and extra features such as underfloor heating in the modern shower room.

The property is located in this quiet cul de sac location, yet offers easy access to a vast array of nearby amenities, including schooling for all ages (if required), shops, services, open countryside and 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 believe that the property would make an ideal property to downsize to, yet remain active within the local area, and highly recommend an internal viewing.

ENTRANCE HALL
12'0" x 7'9" (3.68 x 2.37)
uPVC panel and double glazed front entrance door, radiator, decorative coving, phone/broadband points and oak panel internal doors to both bedrooms, shower room and living space.

BEDROOM ONE
15'2" x 9'10" (4.64 x 3.00)
Double glazed bow window to the front with deep uPVC windowsill (with fitted blinds), radiator and a range of high quality fitted bedroom furniture, including wardrobes, drawers and vanity unit. USB charging points and TV point.

BEDROOM TWO
9'4" x 9'3" (2.85 x 2.82)
Double glazed matching bow window to the front with uPVC deep windowsill and fitted blinds, decorative coving, radiator, TV point, laminate flooring and fitted wardrobes to one wall.

SHOWER ROOM
6'6" x 5'4" (1.99 x 1.63)
Modern fitted white three piece suite comprising double sized shower cubicle with dual attachment mains shower system, wash hand basin with central mixer tap, storage cabinets beneath, hidden cistern push flush WC (with soft closing toilet seat), majority tiling to the walls, tiled floor with underfloor heating, double glazed window to the side (with fitted roller blind), spotlights, extractor fan, wall mounted mirror fronted bathroom cabinet, sun tube light to the ceiling, and wall mounted ladder chrome heated towel radiator.

LIVING AREA
16'2" x 11'10" (4.93 x 3.61)
uPVC double glazed French doors opening out to the conservatory (with fitted vertical blinds), double glazed windows fitted to either side of the doors, radiator, media points, USB points, inset spotlights, door to kitchen and opening through to the dining area.

DINING AREA
10'4" x 8'11" (3.15 x 2.73)
Second pair of double glazed French doors opening out to the rear garden, double glazed windows fitted to either side of the door (with fitted blinds), radiator, USB points and inset spotlights.

CONSERVATORY
12'0" x 7'4" (3.67 x 2.25)
uPVC double glazed construction with sloping polycarbonate ceiling, uPVC panel and double glazed exit door to garden and fitted blinds.

KITCHEN
14'0" x 9'11" (4.29 x 3.03)
Equipped with a contemporary contrasting range of fitted handleless base and wall soft-closing cupboards and drawers, with inset one and a half bowl sink unit with draining space and mixer tap. Fitted eye-level Neff ovens and warming drawer, integrated kitchen appliances incorporating a full height pantry cupboard, integrated Neff slimline dishwasher, fridge, freezer and washing machine, counter-level fitted four ring Neff induction hob with extractor fan over, modern vertical radiator, inset ceiling spotlights, double glazed window to the rear (with fitted roller blind) and uPVC panel and double glazed magnetic ball and socket exit door to outside.

OUTSIDE
To the front of the property there is a double width side-by-side block paved driveway providing off-street parking comfortably for two cars which in turn then provides access to the garage. Pedestrian gated access leading down the left hand side of the property and a decorative, low maintenance front garden being predominantly decorated with chipped bark and coloured gravel stones with matching block paved pathway providing access to the front entrance door. There is a security light down the side and two at the front.

GARAGE
16'8" x 8'0" (5.09 x 2.45)
Up and over door to the front, personal access door to the side, housing of the gas fired combination boiler (for central heating and hot water purposes), cold feed water tap, power, lighting and electric car charging point. There is loft access with ladders to a part boarded and lit loft space.

REAR GARDEN
Enclosed predominantly by timber fencing with concrete posts and gravel boards to the boundary line. The garden is designed for straightforward maintenance being predominantly paved with raised and planted flowerbeds housing a variety of mature bushes, shrubs and plants. There is an outside tap, two water butts, mains garden light and outside power socket. The garden is private and not overlooked and is Southwest facing so is sunny all day. Pedestrian access leading back around to the front and personal access door into the garage.

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, Sandiacre and proceed up the hill heading in the direction of Risley. Look for and take an eventual right hand turn onto The Paddocks and follow the bend in the road before eventually finding the bungalow on the left hand side, identified by our For Sale board.

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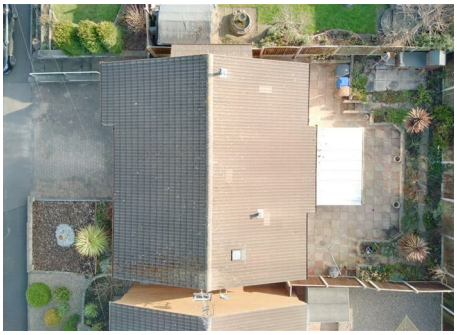

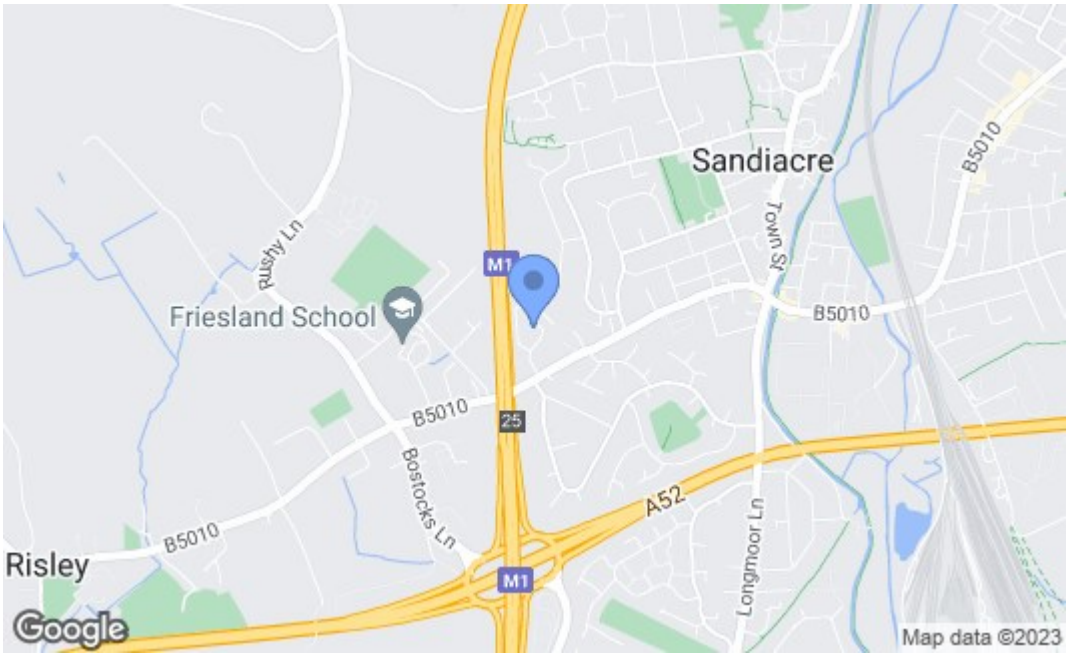

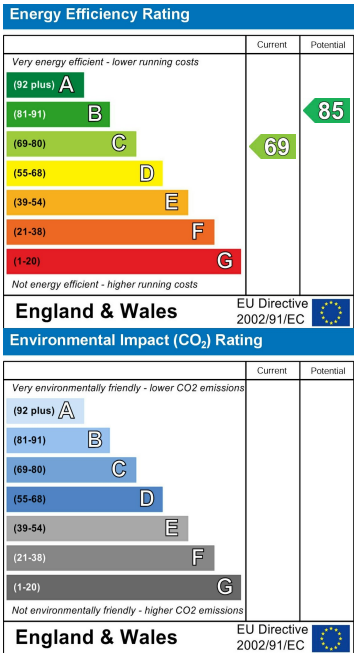

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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