



**Albert Road
Sandiacre, Nottingham NG10 5BU**

£295,000 Freehold

A DECEPTIVELY SPACIOUS THREE
BEDROOM DETACHED BUNGALOW ON A
GENEROUS PLOT WITH A DOUBLE
GARAGE.



Robert Ellis are delighted to bring to the market this deceptively spacious three bedroom two reception room and conservatory detached bungalow sitting on a generous overall plot with a driveway and double garage accessed from the neighbouring side road.

With single level accommodation comprising entrance porch, kitchen, inner lobby, living room, dining room, conservatory, three bedrooms and a bathroom.

Other benefits include gas fired central heating from combination boiler, driveway and double garage accessed from the neighbouring side road and a flat level lying garden plot.

The property sits favourably within close proximity of the nearby shopping facilities within Sandiacre such as the Co-operative Superstore, there is also easy access to the i4 bus route. There are further transport links such as the A52 for Nottingham/Derby, Junction 25 of the M1 Motorway and the Nottingham electric tram terminus situated at Bardill's roundabout.

The property would be ideal for those looking to reside in a single level property yet wanting to retain the space both internally and externally and given that the double garage has a partial stud framing, this could be an ideal opportunity to create a home office or business venture.

Situated within this ever popular residential and established location, we would highly recommend an internal viewing.



ENTRANCE PORCH

7'1" x 2'9" (2.18 x 0.86)

UPVC panel and double glazed front entrance door with fitted roller blind, folding door to useful cupboard space with shelving and hanging rail, tiled floor, double glazed windows to the front and side and further panel and glazed door to the kitchen.

KITCHEN

15'10" x 8'11" (4.83 x 2.73)

The kitchen comprises a matching range of fitted base and wall storage cupboards with granite effect roll-top work surfaces incorporating four ring hob with double oven beneath and extractor over, plumbing for washing machine, space for full height fridge/freezer, inset single sink and drainer with spray hose pull out mixer tap, tiled splashbacks, double glazed window to the front overlooking the recreational park with fitted blinds, tiled floor, radiator and doors to inner lobby and dining room.

DINING ROOM

12'11" x 10'6" (3.96 x 3.21)

Oak effect laminate flooring, double glazed windows to the front and side, radiator and sliding double glazed patio doors to the conservatory.

CONSERVATORY

9'5" x 8'9" (2.89 x 2.69)

Brick and double glazed construction with polycarbonate roof, mains radiator, tiled floor, wall light points, power outlets and sliding double glazed patio doors opening out to the rear garden.

INNER HALLWAY

20'6" max x 12'11" (6.26 max x 3.95)

Boiler cupboard housing the gas fired central heating combination boiler (for central heating and hot water), internal doors to all bedrooms, living room and bathroom, rear UPVC panel and double glazed exit door to garden, laminate flooring, two radiators and access to the loft space via pull down aluminium ladders to a part boarded, lit and insulated loft space.

BEDROOM ONE

12'11" x 11'0" (3.95 x 3.36)

Double glazed window to the side, radiator, coving, TV point and oak effect laminate flooring.

BEDROOM TWO

10'11" x 10'8" (3.33 x 3.26)

Double glazed window to the rear with stained glass top panels, radiator, coving and laminate flooring.

BEDROOM THREE

10'8" x 9'1" (3.26 x 2.77)

Double glazed window to the rear with matching stained glass to panels to that of bedroom two, radiator, coving, spotlight and laminate flooring.

BATHROOM

7'10" x 5'6" (2.39 x 1.70)

Three piece suite comprising panelled in bath with mixer shower over, wash hand basin with mixer tap and push flush WC. Partially tiled walls and tiled floor, chrome heated ladder towel radiator, inset spotlights, extractor fan and double glazed window to the side.

OUTSIDE TO THE FRONT

There is a space via wrought iron entrance gates to a block paved parking area. The design of the block paving then continues under the front window and leads to a green area covered by a brick boundary wall to a variety of bushes and shrubbery. From the front there is then a side access gate providing access to the rear garden, both external meters and external lighting point.

OUTSIDE TO THE REAR GARDEN

Having access points from the conservatory and inner hallway, the rear garden is enclosed offering security and privacy with timber fencing on top of a brick boundary wall. The garden is split into various sections comprising a matching to the front block paved patio area directly off the conservatory. This then leads down via a pedestrian pathway with split lawn either side to the foot of the plot where there is a double garage and driveway gates accessed from the neighbouring road. Within the garden there is also an external water tap, power points and security lighting. There is also a useful space down the side of the property currently having a useful timber storage shed. From the garden there is also a personal access UPVC door into the studded part of the double garage.

DOUBLE GARAGE

max 19'10" x 17'3" (max 6.07 x 5.27)

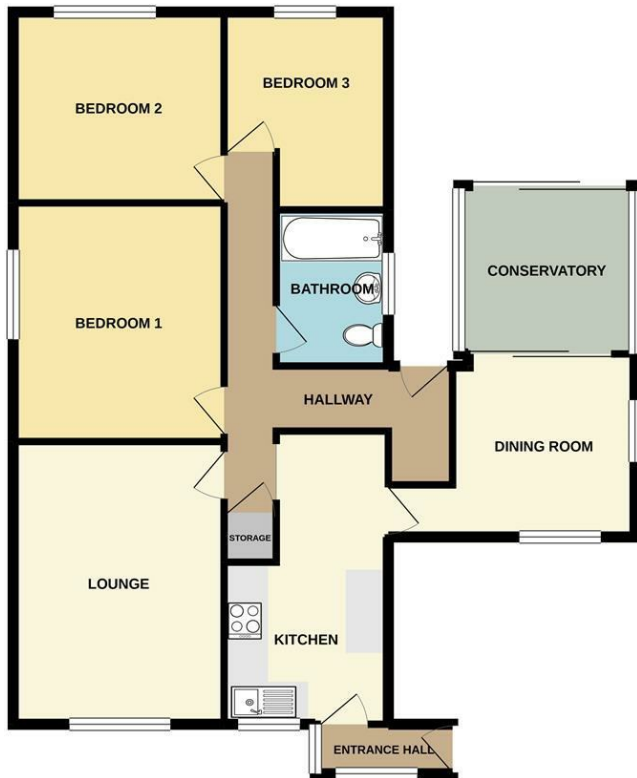
With twin up and over doors to the front, power and lighting points. Within the garage a proportion has been studded out with a further range of power and lighting points, side double glazed window and UPVC door. Great for a potential home office or business opportunity if required.

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 taking an immediate right turn after the Co-operative Superstore onto King Edward Street. Continue straight along, reaching the next traffic junction turn right onto Doncaster Avenue and follow the road around to the left onto Albert Road. The property can then be found on the right hand side identified by our For Sale boards. Ref. 7172NH.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.