Robert Ellis

look no further. . .

Springfield Avenue
Sandiacre, Nottingham NG10 5LZ

A THREE BEDROOM DETACHED BUNGALOW.

£395,000 Freehold

We have great pleasure in offering for sale this three bedroom detached bungalow in a ready to move into condition.

This surprisingly spacious property has been recently refurbished and updated by the current owner/occupiers and offers a modern, stylish interior with quality fixtures and fitments throughout.

The property benefits from gas central heating from a combination boiler, recently replaced double glazed windows and composite doors, new soffits and fascias, and recently replaced kitchen and bathroom.

The welcoming hallway has engineered oak woodblock flooring, which continues throughout the property and this central space leads to all the rooms via contemporary oak finished internal doors. There are three generous bedrooms, one is currently used as a study, and a large living/dining room. There is also a generous kitchen with high quality units and a range-style cooker.

Located in this highly regarded residential suburb and on a level garden plot, a forecourt providing parking for up to three vehicles, garage and enclosed rear gardens with patio and lawn.

Sandiacre offers a variety of local shops and amenities, including Lidl and Co-Op, there is a doctors surgery and a dental practice, and good public transport links. The larger nearby market town of Long Eaton offers Tesco, Asda, as well as a train station. The A52 and Junction 25 of the M1 motorway is a short drive away for those looking to commute.

This property is ideal for those looking for single storey living within compromising on space. An early internal viewing is highly recommended.

HALLWAY
Composite double glazed front entrance door, radiator, engineered woodblock flooring which continues throughout the property. Feature oak finished internal doors to all rooms.

LIVING/DINING ROOM
20'1" x 12'6" reducing to 9'2" (6.13 x 3.83 reducing to 2.80)
Inset log burner, radiator, double glazed window to the side, double glazed bay window to the front.

BREAKFAST KITCHEN
11'8" x 12'5" (3.58 x 3.80)
Incorporating a range of modern and contemporary fitted wall, base and drawers units, with square edge work surfacing and inset one and a half bowl sink unit. Inset gas/electric range-style cooker. Built-in dishwasher, fridge and freezer. Plumbing for washing machine. Radiator, double glazed window, composite double glazed rear exit door.

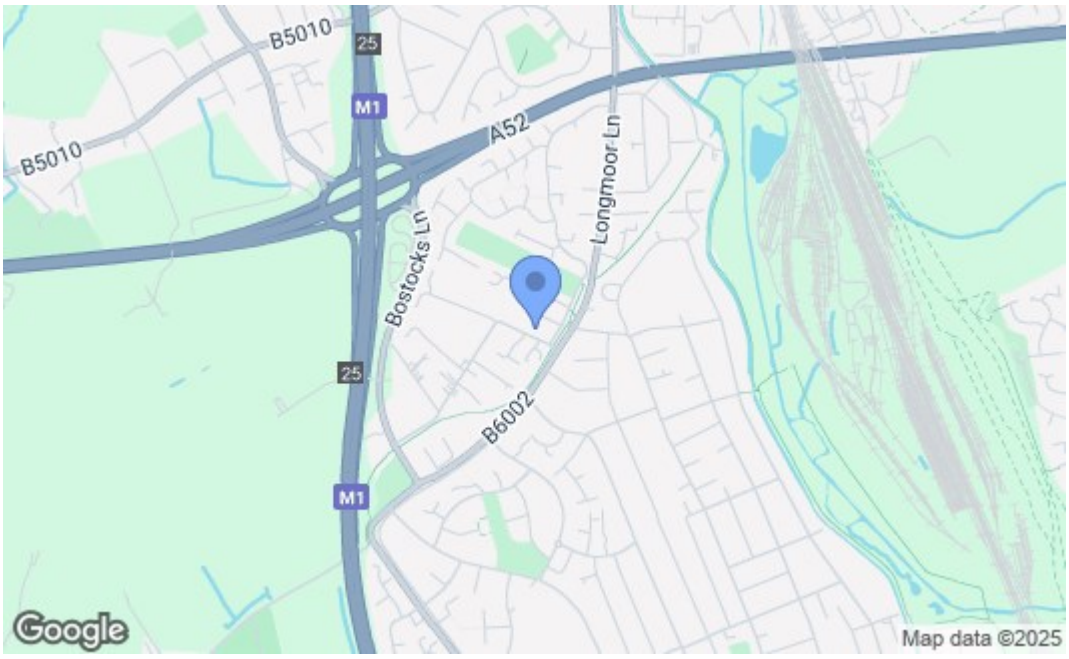
BEDROOM ONE
12'3" x 11'9" (3.75 x 3.60)
Fitted wardrobes with oak finished doors. Radiator, double glazed window to the front.

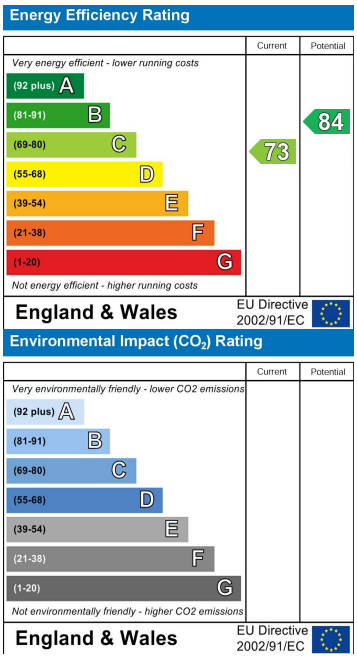
BEDROOM TWO
11'7" x 10'2" (3.55 x 3.12)
Fitted wardrobes with oak finished feature doors. Radiator, double glazed bay window to the front.

BEDROOM THREE
9'2" x 8'3" (2.8 x 2.54)
Currently used as a study, radiator, double glazed window to the side.

BATHROOM
10'2" x 5'11" (3.11 x 1.81)
Incorporating a modern four piece suite comprising wash hand basin, low flush WC, bathtub and separate shower cubicle with thermostatically controlled shower. Heated towel rail, cupboard housing gas combination boiler (for central heating and hot water), double glazed window.

OUTSIDE
The property is set back from the road with an enclosed forecourt, fenced to the front and hedged to the side with wrought iron gates. The forecourt is finished in block paving and provides parking for at least three vehicles. This leads to a detached brick built garage. There is gated pedestrian access to one side of the property leading to the rear garden which is level and landscaped with patio and lawn with flower/shrub beds.





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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