





Brendon Way, Long Eaton, Nottingham NG 10 4JS

O/O £230,000 Freehold





A TWO DOUBLE BEDROOM DETACHED BUNGALOW WITH OFF STREET PARKING, GARAGE AND REAR GARDEN, BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market this well presented and spacious two bedroom detached bungalow. Being found in a cul-de-sac and sitting on a corner plot, the property benefits from double glazing and gas central heating. With a conservatory to the rear and a garage, the property is ideal for a whole range of buyers. Call the office to arrange your viewing today.

In brief the property comprises of an entrance hallway with built-in storage cupboards, kitchen, lounge/diner, two bedrooms, conservatory and shower room. The property sits on a large mature comer plot and boasts off road parking with access into the brick built garage with power and lighting. Outside to the rear there is an enclosed garden with patio, lawn and mature shrubs.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks, the property benefits from fantastic transport links including nearby bus stops and easy access to major road links such as the MI, A52 and A50 with local train stations and East Midlands Airport being a short drive away.





#### Entrance Hall

UPVC double glazed front door, built-in storage cupboard, vinyl flooring and ceiling light.

#### Kitchen

 $9'2 \times 7'5 \text{ approx} (2.79 \text{m} \times 2.26 \text{m approx})$ 

UPVC double glazed windows to the front and side, vinyl flooring, wall, base and drawer units with work surfaces over, inset sink and drainer, space for a washing machine and dishwasher, integrated electric oven, hob and extractor fan over, space for a fridge freezer and ceiling light.

# Lounge/Dining Room

 $12'7 \times 16'7 \text{ approx } (3.84\text{m} \times 5.05\text{m approx})$ 

UPVC double glazed bay window to the front, UPVC double glazed window to the side, laminate flooring, radiator, electric fire and ceiling light.

#### Inner Hall

Laminate flooring, access into the loft.

#### Shower Room

 $5' \times 6'5 \text{ approx (1.52m} \times 1.96 \text{m approx)}$ 

Obscure UPVC double glazed window to the side, vinyl flooring, low flush w.c. pedestal wash hand basin, single enclosed shower unit and ceiling light.

### Bedroom I

 $9'7 \times 11'2 \text{ approx } (2.92 \text{m} \times 3.40 \text{m approx})$ 

UPVC double glazed window to the rear, carpeted flooring, fitted wardrobes, radiator and ceiling light.

# Bedroom 2

 $7'6 \times 8'2 \text{ approx} (2.29 \text{m} \times 2.49 \text{m approx})$ 

Aluminium double glazed sliding doors leading to the conservatory, carpeted flooring, radiator and ceiling light.

## Conservatory

UPVC double glazed French doors and windows to the rear, vinyl flooring.

## Outside

The property sits on a corner plot with a garden to the front and to the rear a lawned garden with patio, mature shrubs and a greenhouse.

# Garage

Brick built garage with up and over door, power and lighting.

## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road. Turn second left into Quantock Road and first right into Brendon Way. 7638AMRS

Council Tax

Erewash Borough Council Band C

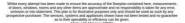




# Robert Ellis

GROUND FLOOR

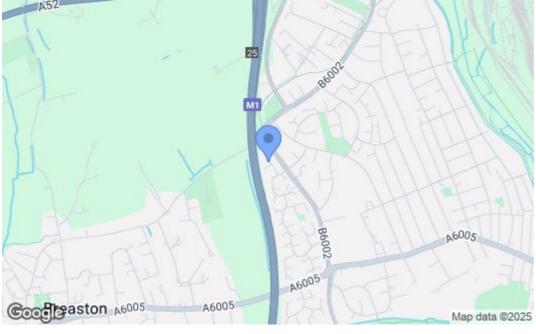


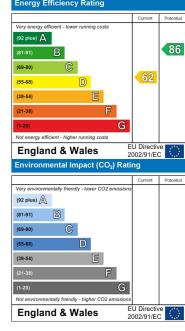












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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