

Orchard Way,
Sandiacre, Nottingham
NG10 5NF

Price Guide £290-300,000

Freehold



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS BEAUTIFULLY PRESENTED TWO/THREE DOUBLE BEDROOM TWO STOREY CHALET-STYLE DETACHED BUNGALOW SITUATED WITHIN THIS POPULAR CUL-DE-SAC LOCATION

This stunning two/three bedroom detached chalet home on Orchard Way offers ample living space, perfect for families or a couple looking to downsize. The property boasts two double bedrooms with air conditioning in the main bedroom, ensuring convenience and comfort. The highlight of the home is the double height oak and glass staircase with double glass doors opening into the large open L shaped living diner with picture window to the front. Additionally, the property includes a rear private enclosed garden, perfect for those looking for alfresco living, with an imported Norwegian open garden room with power and lighting. Set in a desirable location, this home combines style and practicality with ample space for a growing family.

With accommodation over two floors, the ground floor comprises a side entrance hallway, spacious "L" shaped living room to the front, kitchen to the rear, and snug which could double as another bedroom if needed. The first floor landing provides access to two double bedrooms (both with fitted wardrobes) and a three piece shower room. The property also benefits from gas central heating combination boiler, double glazing throughout and off-street parking for 2-3 vehicles, front and rear gardens.

Sandiacre is an established residential area which is well placed for easy access to J25 of the M1 and the A52. There are excellent shopping facilities found in nearby Long Eaton where there are Asda and Tesco superstores and numerous other retail outlets, there are schools for all ages, healthcare and sports facilities including several local golf courses, walks in the nearby countryside and other transport links include East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and as well as the A52 there are other main roads which provide access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

6'10" x 10'2" approx (2.1 x 3.1 approx)

With UPVC double glaze door to the side with frosted windows to the side, plush newly fitted carpeted flooring, two ceiling lights, contemporary tall anthracite grey radiator, oak and glass internal doors opening to the living dining room, large in-built storage under stairs, with door to the snug, which is open to the kitchen. The stairs lead to the first floor, has a beautiful oak and glass balustrade with in-built uplighters.

Kitchen

11'5" x 9'6" approx (3.5 x 2.9 approx)

With UPVC double glaze window overlooking the rear garden, contemporary tile flooring, recessed ceiling spotlights, inset lighting in the kick boards. The kitchen consists of modern gloss curved wall, base and drawer units to four walls, laminate rolled edge worktop, modern splash-back tiling, space for range gas cooker, modern extractor, space for tall standing fridge freezer, space for washing machine,

Lounge Diner

19'4" x 19'0" approx (5.9 x 5.8 approx)

Large UPVC double glazed window to the front elevation, newly carpeted flooring, two ceiling lights, three radiators, electric fireplace, feature wall lights and TV point,

Snug/Bedroom Three

35 x 31 approx (10.67m x 9.45m approx)

With UPVC double glaze french doors to the rear, newly carpeted flooring, ceiling light, radiator, coving, open to the kitchen.

First Floor Landing

8'2" x 4'7" approx (2.5 x 1.4 approx)

Double height landing up the oak and glass balustrade staircase, with newly carpeted flooring, coving, door to the two double bedrooms and shower room.

Bedroom One

10'9" x 12'2" approx (3.3 x 3.72 approx)

UPVC double glazed window to the front, newly carpeted flooring, radiator, ceiling light, Air-con unit, with storage to the eaves.

Bedroom Two

10'2" x 10'9" approx (3.1 x 3.3 approx)

UPVC double glazed window to the rear, newly carpeted flooring, radiator, ceiling light, Air-con unit, with storage to the eaves.

Bathroom

8'3" x 5'10" approx (2.54 x 1.8 approx)

UPVC double glazed frosted window to the side elevation, tiled flooring with panelled walls, ceiling light, P-shaped bath with curved glass screen, with electric shower over, chrome towel radiator, low flush W.C, pedestal sink with storage cupboard below.

Outside

To the front there is an attractive tarmac and block paved driveway for at least 3 vehicles, to the left hand side, there is a black wrought iron lockable gate leading to the side entrance.

To the rear, the garden has been finished beautifully and is perfect for low maintenance, with sandstone block paved patio with artificial lawn and a

Directions

Proceed out of Long Eaton along Derby Road and turn right at the bend onto College Street and continue to the end. At the mini island turn left onto Longmoor Road and first right into Springfield Avenue. Follow the bend around onto Park Drive. Take the next right onto Orchard Way and the property can be found on the left.
8296JG

Council Tax

Erewash Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 60mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

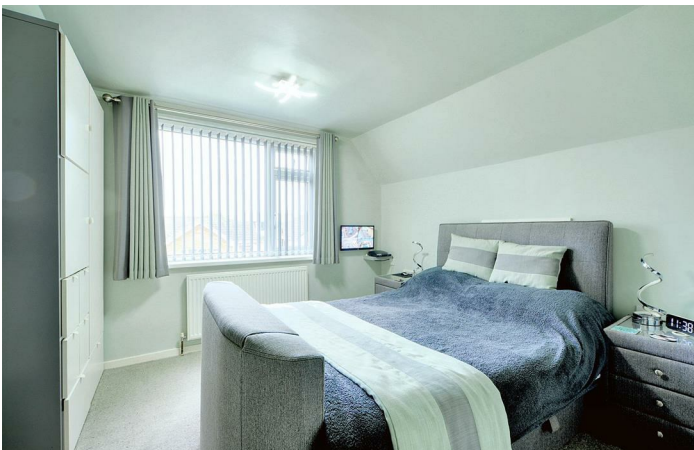
Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

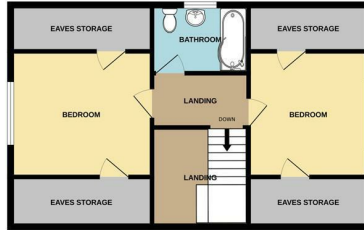
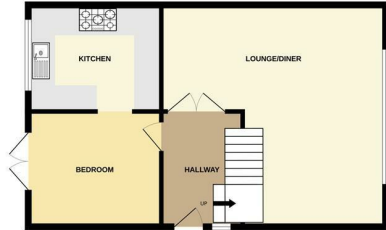
Other Material Issues – No



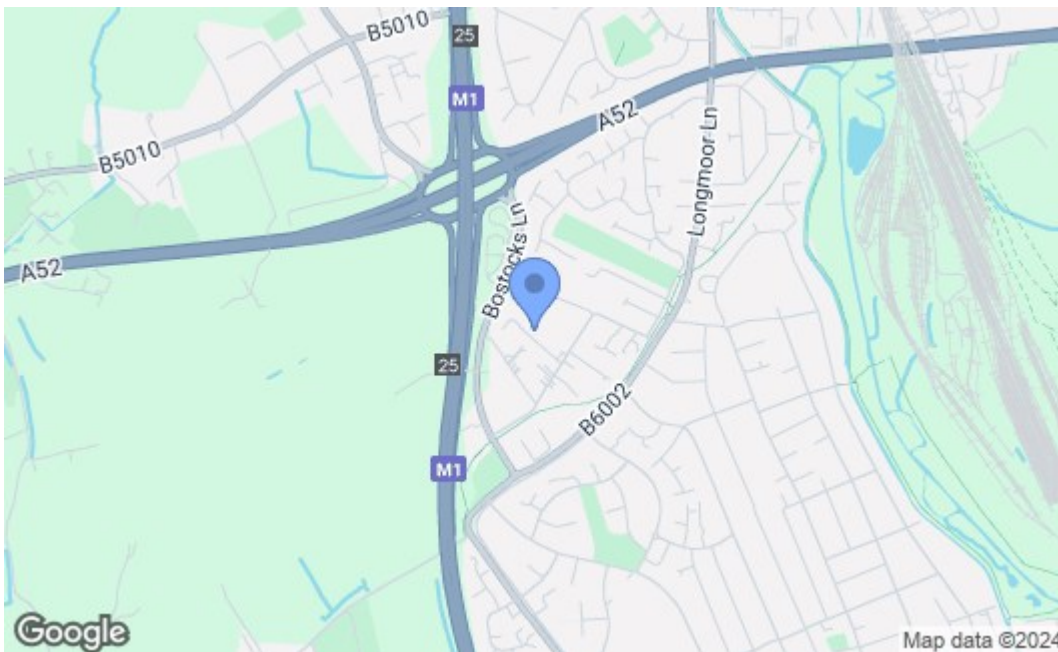


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(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	

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