



Orchard Way,
Sandiacre, Nottingham
NG10 5NF

£260,000 Freehold



A TWO DOUBLE BEDROOM DETACHED BUNGALOW IN A QUIET CUL-DE-SAC IN SANDIACRE, MUST BE VIEWED TO BE APPRECIATED!

Robert Ellis are pleased to bring to the market this width ways facing two bedroom detached bungalow situated within this popular and established no through road cul-de-sac location. With single level accommodation comprising side L shaped entrance hallway, living room, kitchen, two bedrooms, bathroom and integral garage. Other benefits to the property include gas central heating from combi boiler, double glazing, off street parking and enclosed garden space to the rear.

The property briefly comprises of an entrance hallway leading to the kitchen, lounge, diner overlooking the rear garden, two double bedrooms and four-piece bathroom. Outside to the front there is a lawned area with established shrubs with driveway to the side leading. The rear garden is low maintenance with patio areas and a shed for storage.

Transport links for this property are fantastic while still being situated on a quiet cul-de-sac off Sandringham Road, the property is within easy reach of Long Eaton, Sandiacre and Stapleford. There are Tesco, Asda and Aldi stores along with many other retail outlets found in Long Eaton town centre, along with a short drive to Sandiacre and Stapleford. There are nearby healthcare and sports facilities with West Park Leisure Centre. There are excellent schools for all ages, if required, for all ages with transport links including junctions 24 and 25 of the M1, East Midlands Airport, train stations at Long Eaton and East Midlands Parkway and the A52 to Nottingham and Derby and other East Midlands towns and cities.



Entrance Hall

6'1 x 15'6 approx (1.85m x 4.72m approx)

The light and airy entrance hall has a UPVC double glazed door to the front with inset obscure glass, tiled floor, ceiling light, wall light, radiator, coving, large storage cupboard, picture rail, dado rail, decorative arch and doors to the two bedrooms, bathroom, kitchen and dining room.

Dining Room

8'6 x 8'5 approx (2.59m x 2.57m approx)

UPVC double glazed window to the side, Herringbone tiled floor, dimmer ceiling light, radiator, coving, picture rail and archway into:

Lounge

17'3 x 10'2 approx (5.26m x 3.10m approx)

UPVC double glazed windows to the front and side, cream Herringbone tiled flooring, ceiling light, radiator, TV point coving, dado rail and electric fireplace with attractive surround.

Kitchen

9' x 7'7 approx (2.74m x 2.31m approx)

Fitted with wall, drawer and base unit with work surfaces over, inset circular sink with swan neck mixer tap over, built-in oven, electric hob with extractor over, UPVC double glazed door and window to the rear, coving, inset ceiling spotlights and tiled floor.

Bedroom 1

7'7 x 14'6 approx (2.31m x 4.42m approx)

UPVC double glazed French doors to the rear, flagstone tiled floor, ceiling light, dimmer light, radiator, space for a fireplace and TV point.

Bedroom 2

9'1 x 10'5 approx (2.77m x 3.18m approx)

UPVC double glazed window to the rear, laminate flooring, coving, ceiling light, radiator and loft access hatch.

Bathroom

6'5 x 9'2 approx (1.96m x 2.79m approx)

Obscure UPVC double glazed window to the side, tiled floor and walls, spotlights, ceiling light, four piece bathroom having a panelled bath, pedestal wash hand

basin, low flush w.c. and corner shower with electric shower, extractor fan, radiator and large built-in storage cupboard.

Outside

To the front of the property there is a tarmac driveway providing off road parking for at least 2 vehicles and there is a lawned garden with shrubs.

To the rear there is an enclosed garden with fenced boundaries, low maintenance paved garden, access to the front from the left hand side, garden shed and stoned areas.

Directions

8840AMJG

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 67mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

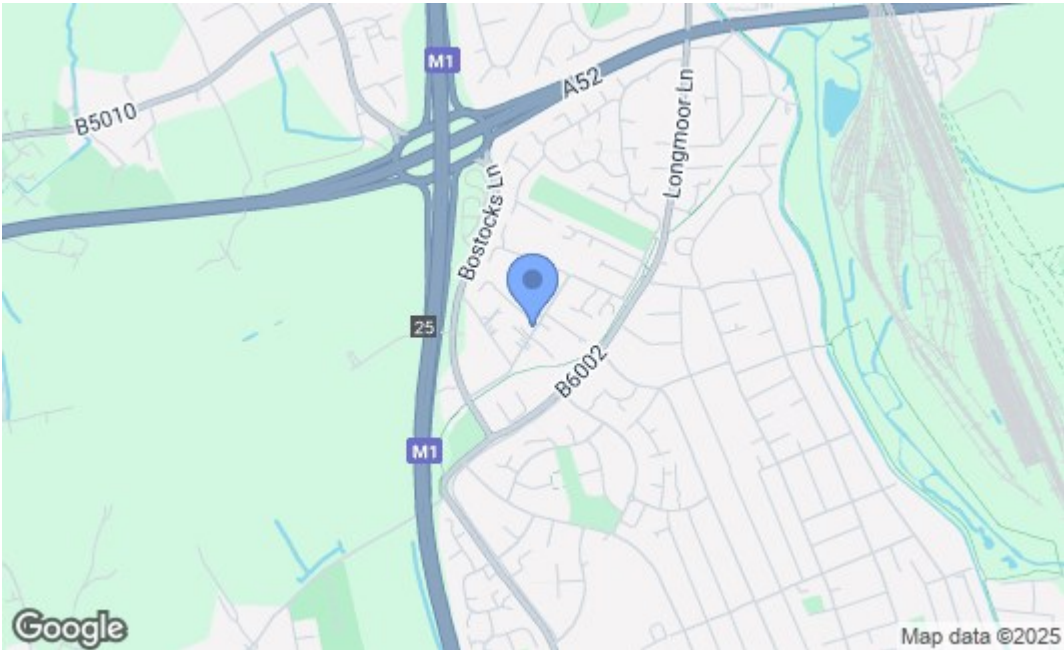
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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.