



**Balmoral Close
Sandiacre, Nottingham NG10 5LF**

£280,000 Freehold

A WELL PRESENTED TWO BEDROOM
DETACHED BUNGALOW OFFERED FOR
SALE WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH NO UPWARD CHAIN THIS WELL PRESENTED TWO BEDROOM DETACHED BUNGALOW POSITIONED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL CUL DE SAC LOCATION.

With accommodation on one floor on a flat, level lying plot comprising entrance lobby, spacious living room, breakfast kitchen, inner hallway, two double bedrooms and three piece modern shower room.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking, integral garage and enclosed garden space to the rear.

The property is located at the head of this quiet residential cul de sac within easy reach of excellent nearby shopping facilities in the neighbouring towns of Stapleford and Long Eaton. There is also easy access to good outdoor space, as well as transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe that the property would make an ideal opportunity for those looking to downsize on a level lying plot with accommodation on one level. We highly encourage an internal viewing.



PORCH

3'9" x 3'3" (1.15 x 1.00)

Composite and stained glass front entrance door, radiator, panel and glazed door to lounge.

LOUNGE

17'6" x 11'6" (5.35 x 3.52)

Double glazed bow window to the front (with fitted blinds), radiator, coving, media points, wall light points, brick and tile fireplace within a central chimney breast accommodating a coal effect gas fire. Doors to inner hallway and kitchen.

KITCHEN

15'11" x 7'8" (4.87 x 2.36)

The kitchen comprises a matching range of fitted base and wall storage cupboards with marble effect roll top work surfaces incorporating four ring gas hob with extractor over, inset single sink and draining board with tiled splashbacks, fitted oven, integrated fridge, washing machine and freezer, double glazed window to the side (with fitted roller blind), coving, uPVC panel and double glazed exit door to outside, radiator, space for dining table and chairs.

INNER HALLWAY

5'7" x 5'5" (1.72 x 1.66)

Loft access point via aluminium pulldown loft ladders to a boarded, lit and insulated loft space. Boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes). Doors to both bedrooms and shower room.

BEDROOM ONE

11'7" x 10'9" (3.54 x 3.29)

Double glazed window to the rear (with fitted blinds), radiator, coving, sliding door (triple size) fitted wardrobes.

BEDROOM TWO

11'6" x 8'5" (3.53 x 2.57)

Double glazed window to the rear (with fitted blind), radiator, a range of two double fitted wardrobes and matching overhead storage cupboards.

SHOWER ROOM

5'10" x 5'5" (1.78 x 1.67)

A modern three piece suite comprising double size shower cubicle with glass shower screen and mains shower, wash hand basin with mixer tap, push flush WC. Double glazed window to the side (with fitted roller blind), fully tiled walls and floor, radiator.

OUTSIDE

To the front of the property there is a block paved driveway providing off-street parking via a drop kerb entry point which, in turn, leads to the integral garage via up and over door. Front shaped garden lawn, decorative and planted rockery, slate chippings. The block paving then continues via a pathway down the right hand side of the property via the externally accessed gas and electricity meters, through a pedestrian gate which then provides access to the uPVC panel and double glazed door to the kitchen and beyond into the rear garden. The rear garden enjoys a sunny aspect, being enclosed by timber fencing to the boundary lines with a good size paved patio area (ideal for entertaining), shaped lawn section with planted borders housing a variety of bushes and shrubbery. To the foot of the plot, there is a good size timber storage shed with power and lighting points.

DIRECTIONAL NOTE

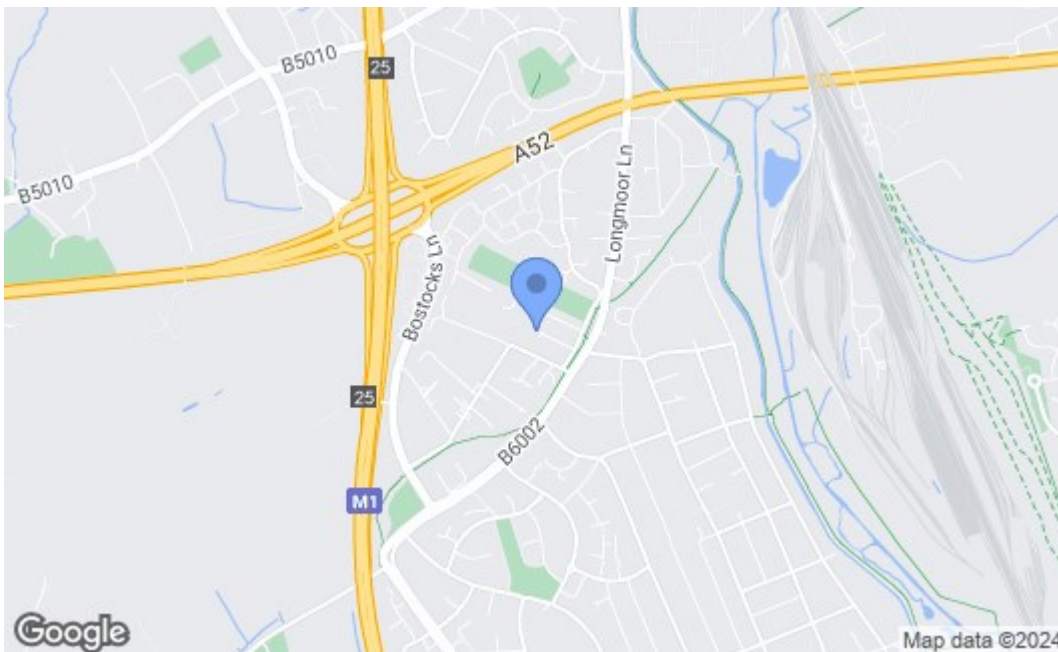
From our Stapleford Branch, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic light junction, turn left onto Longmoor Lane and proceed in the direction of Long Eaton. Continue along, before eventually reaching the mini roundabout and take a right hand turn onto Springfield Avenue. Take an immediate right onto Sandringham Road and then the first left onto Balmoral Close. The property can then be found at the head of the cul de sac, identified by our For Sale board. Ref: 841 | NH



GROUND FLOOR
703 sq. ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 703 sq. ft. (65.3 sq.m.) approx.
While 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.
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		70	
(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.