

Berwin Close,  
Long Eaton, Nottingham  
NG10 4EQ

**£185,000 Freehold**

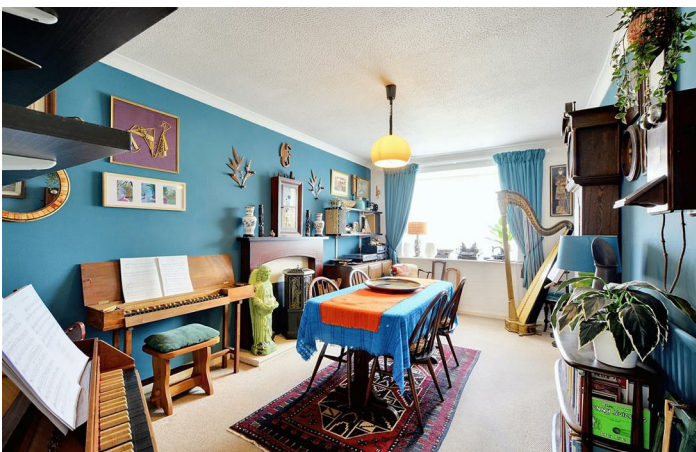


A SEMI DETACHED BUNGALOW OFFERING DECEPTIVELY SPACIOUS ACCOMMODATION WITH AMPLE PARKING AND GARAGE WORKSHOP TO THE REAR

Robert Ellis are pleased to bring to the market a deceptively spacious and very well presented semi detached bungalow in this popular residential location with a recently fitted modern kitchen. The property has great stance from the road and generous size rooms throughout with the garage/workshop in the rear garden providing an excellent space. This would be perfect for someone looking to downsize and with great access to the M1 and A52 road networks, it is easy to commute to nearby towns and cities.

The property is constructed of brick to the external elevation all under a tiled roof and offers well proportioned rooms throughout and benefits from gas central heating and double glazing and also boasts solar panels which are owned outright providing electric for the owner. In brief the accommodation comprises of a reception hall, lounge diner, kitchen, bathroom, bedroom, dining room/bedroom 2 with French doors leading out to the rear garden. Outside the property has great stance and curb appeal from the road with ample off street parking and access to the rear with an easily maintained garden. An early viewing comes highly recommended to appreciate the space on offer!

Being found within easy reach of all the amenities and facilities provided by Long Eaton. These include the Tesco and Asda superstores and the many other retail outlets found in the town centre, health care, sports facilities and excellent transport links including J25 of the M1, Long Eaton station, East Midlands Airport and easy access to both Nottingham and Derby via the A52.



## Hallway

8'6 x 3'2 approx (2.59m x 0.97m approx)

The hallway has a UPVC double glaze door to the side, ceiling light, radiator and laminate flooring, two in-built storage cupboards, one housing the boiler and plumbing/space for a washing machine.

## Lounge Diner

15'1 x 9'4 approx (4.60m x 2.84m approx)

The lounge/diner has a UPVC double glazed window to the front, carpeted flooring, ceiling light, radiator, feature fireplace with a gas pipe that could be re-instated, with marble style hearth and wooden surround and TV point.

## Kitchen

5'1 x 8'6 approx (1.55m x 2.59m approx)

The kitchen has a UPVC double glazed window to the front, vinyl tile flooring, ceiling light, newly fitted grey shaker style wall and base units with small beige splash-back tiles, oak veneer worktops, black modern sink and mixer tap. With shelving for extra storage. There is space for a microwave, space for Everhot AGA style cooker, space for tabletop dishwasher and space for under-counter fridge freezer.

## Bathroom

7'4 x 5'4 approx (2.24m x 1.63m approx)

The bathroom has UPVC double glaze window to the side, vinyl flooring, ceiling light, bath sink and WC. Tiling to the wall and hand held shower.

## Bedroom 1

15'1 x 8'2 approx (4.60m x 2.49m approx)

The main bedroom is being used by the current owner as a snug/living room and it comprises of a UPVC double glazed French doors opening to the rear garden, carpeted flooring, radiator, ceiling fan and light, TV point, coving, space for a hanging modern bio-ethanol fireplace.

## Bedroom 2

11'1 x 6'5 approx (3.38m x 1.96m approx)

The second bedroom has a UPVC double glaze window overlooking the rear garden, carpeted flooring, radiator, ceiling light and fan.

## Garage/Workshop

16'6 x 9'8 approx (5.03m x 2.95m approx)

The concrete sectional garage/workshop space has been fully insulated and benefits from lighting and power and has a shed at the rear for extra storage. Perfect for a hobby room/

office for working from home. The roof has also been recently replaced.

## Summer house Lean-to

4 x 7'6 approx (1.22m x 2.29m approx)

The wooden summerhouse lean-to has an external plug socket and the current owner uses this as a hobby space. Could be used as a green house or to sit in and relax.

## Outside

To the front of the bungalow is a large hard-standing along with a pebble area which also belongs to the property, which could be used as extra parking possibly for a motor home/caravan or extra garden whichever the new owner should wish. To the rear, the property and garden is accessed to the left hand side with an easily maintained garden with established shrubs, flowers and plants. There is courtesy lighting next to the front door and a corrugated cover over the front door.

## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right into Petersham Road. Take the second right into Quantock Road following the road round where Berwin Close can be found as a turning on the right hand side. The property sits at the end of the cul-de-sac on the right hand side.  
8028JG

## Council Tax

The property is council tax Band B.

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 4mbps, Superfast 32mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

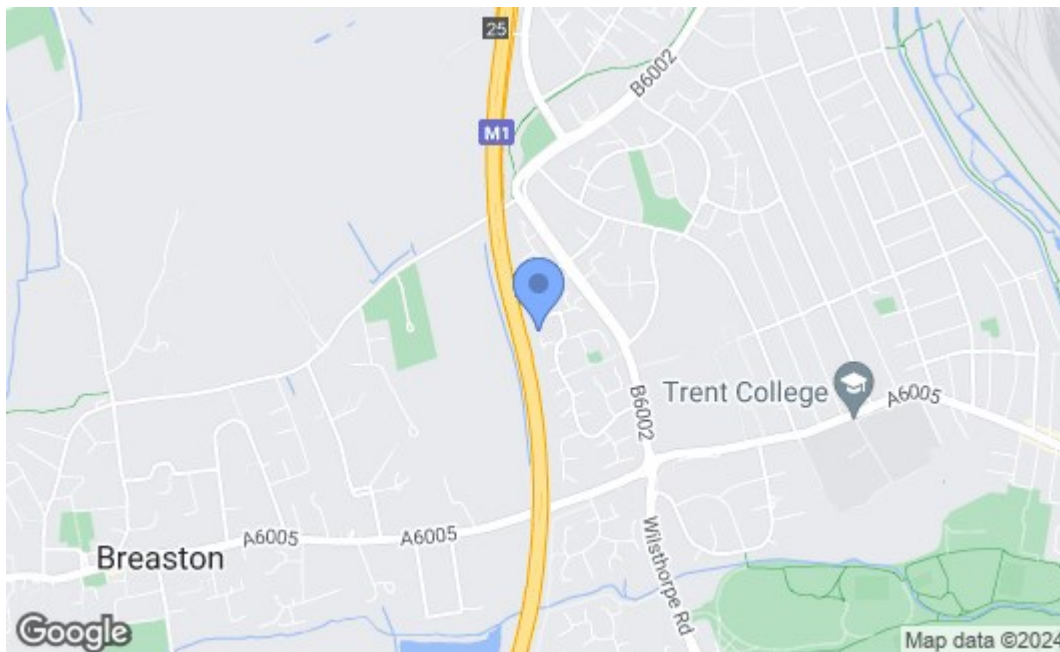
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.