Robert Ellis

look no further...







Balmoral Close,
Sandiacre, Nottingham
NG10 5LF

£249,995 Freehold

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THIS IS A TWO BEDROOM BUNGALOW WITH A LARGE CONSERVATORY EXTENSION TO THE RIGHT HAND SIDE WHICH PROVIDES ADDITIONAL DINING AND SITTING AREAS FOR THIS LOVELY DETACHED HOME.

Being situated on Balmoral Close which is a quiet cul-de-sac situated in Sandiacre, this two bedroom detached bungalow has had a large conservatory extension added to the side which provides additional dining and sitting areas for the property. The property has recently been decorated and had new floor coverings fitted throughout and being sold with the benefit of NO UPWARD CHAIN is ready for immediate occupation. For the size and layout of the property and the privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is well placed for easy access to all the amenities and facilities provided by the surrounding area, including excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is gable fronted and is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and double glazing. Being entered through the large conservatory positioned on the left hand side, the accommodation includes sitting and dining areas in the conservatory with a door leading into the hall, which in turn provides access to the kitchen which is fitted with white gloss finished wall and base units and has integrated cooking appliances, the lounge includes a dining area and has a bow window to the front, the two bedrooms are positioned at the rear of the bungalow and the bathroom has been changed into a shower room and has a large walk-in shower with a mains flow shower system. Outside there is a detached brick garage positioned to the left hand side of the bungalow and this has had a new electric roller shutter door recently fitted, there are pebbled areas at the front which helps to keep maintenance to a minimum, a new metal fencing to the left hand boundary and at the rear a private garden with a large Indian sandstone patio, a pebbled area with a central raised pond and the garden is kept private by having brickwork, fencing with natural screening to the boundaries and there is a greenhouse and shed at the rear of the bungalow which will be included in the sale.

The property is only a short driving distance from Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there is a Lidl and Co-op convenience store in Sandiacre, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Entrance Door
The property is entered through a UPVC door with an inset opaque double glazed panel leading into a conservatory which runs along the left hand side of the bungalow.

Conservatory
22'11 x 7'9 approx (6.99m x 2.36m approx)
The conservatory has doors with inset panels to the front and rear, there are double glazed windows to three sides, a polycarbonate roof, tiled flooring, exposed brickwork to the walls, fitted upright storage/cloaks cupboard with a surface to the side having three cupboards below, there are various wall mounted power points and lighting in the conservatory and there is an opaque double glazed door leading to:

Reception Hall
Hatch to the loft, double radiator, built-in airing/storage cupboard having a radiator and control for the central heating and hot water system, newly carpeted flooring and there are doors from the hall leading to the lounge, bedrooms and shower room.

Lounge/Sitting Room
17'6 x 10'7 approx (5.33m x 3.23m approx)
Double glazed bow window with fitted vertical blinds to the front, a feature Adam style fireplace with an inset and hearth, TV aerial point, radiator, cornice to the wall and ceiling and newly carpeted flooring.

Kitchen
9'4 x 8'3 to 6'4 approx (2.84m x 2.51m to 1.93m approx)
The kitchen is fitted with white gloss finished units and includes a sink with a mixer tap and a four ring New World gas hob with a cover set in an L shaped work surface which extends to three sides, having cupboards, drawers, space for an automatic washing machine and other appliances below, Canon double oven with cupboards above and below, an upright broom cupboard with shelving with the electric consumer unit housed in this cupboard, matching eye level wall cupboards and display cabinets with spice drawers below the display unit and a hood over the cooking area, tiling to the walls by the work surface areas and a double glazed Georgian style window to the front.

Bedroom 1
11'3 x 10'8 approx (3.43m x 3.25m approx)
Double glazed window to the rear, newly carpeted flooring and a radiator.

Bedroom 2
8'1 x 6'3 plus wardrobes approx (2.46m x 1.91m plus wardrobes approx)
Double glazed window to the rear, range of three double built-in wardrobes providing hanging space and shelving and a matching four drawer unit, radiator, a mirror to one wall and newly carpeted flooring.

Shower Room
The shower room has a walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to two walls and a glazed sliding door and protective screen, hand basin with a mixer tap and double cupboard below and a low flush w.c., half tiled walls, radiator, mirror fronted wall mounted cabinet, Dimplex wall mounted electric heater and an opaque double glazed window.

Outside
At the front of the property there is an Indian sandstone path leading to the main entrance door with a second path leading to the pavement at the side, there are pebbled areas with planting and an outside tap with a light next to the door leading into the conservatory. To the left hand side there is newly fitted painted metal fencing with a gate providing access to the rear garden and there is a drive in front of the garage.

At the rear of the bungalow there is an Indian sandstone patio which connects to the garage, there are pebbled areas and a central raised pond, there is natural screening running along the rear boundary and brickwork and fencing to the side boundary and there is a greenhouse and wooden shed which will remain at the property when it is sold.

Greenhouse
11'5 x 7'2 approx (3.48m x 2.18m approx)

Shed
7'7 x 5'8 approx (2.31m x 1.73m approx)
The wooden shed has a window to the side and a door to the front and the roof does need some attention.

Garage
15'3 x 7'11 approx (4.65m x 2.41m approx)
The brick garage has a recently installed electric roller door to the front, there is a personnel door to the side, double glazed window, power points and lighting are provided in the garage and there is shelving and various storage units on the rear wall.

Directions
Proceed out of Long Eaton along Derby Road turning right into College Street. Proceed to the very end at the mini island turn right into Springfield Avenue, right again into Sandringham Road and left into Balmoral Close.
9408MP

Council Tax
Erewash Borough Council Band C

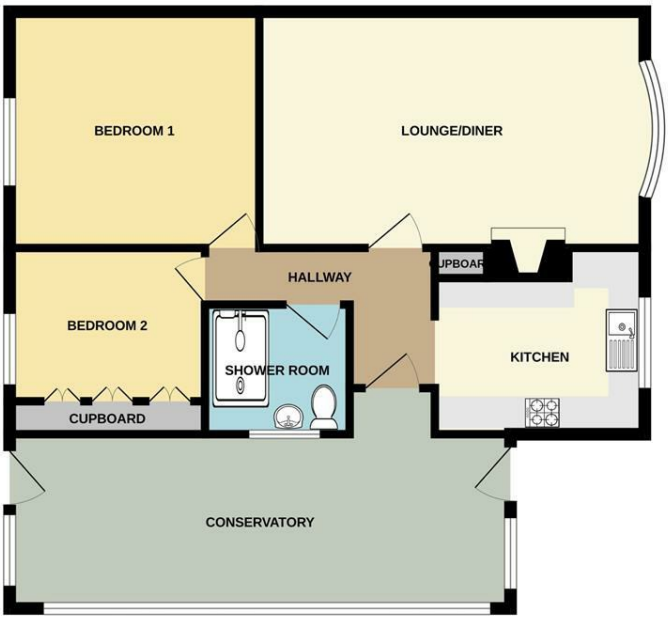
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 6mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Vodafone, Three
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

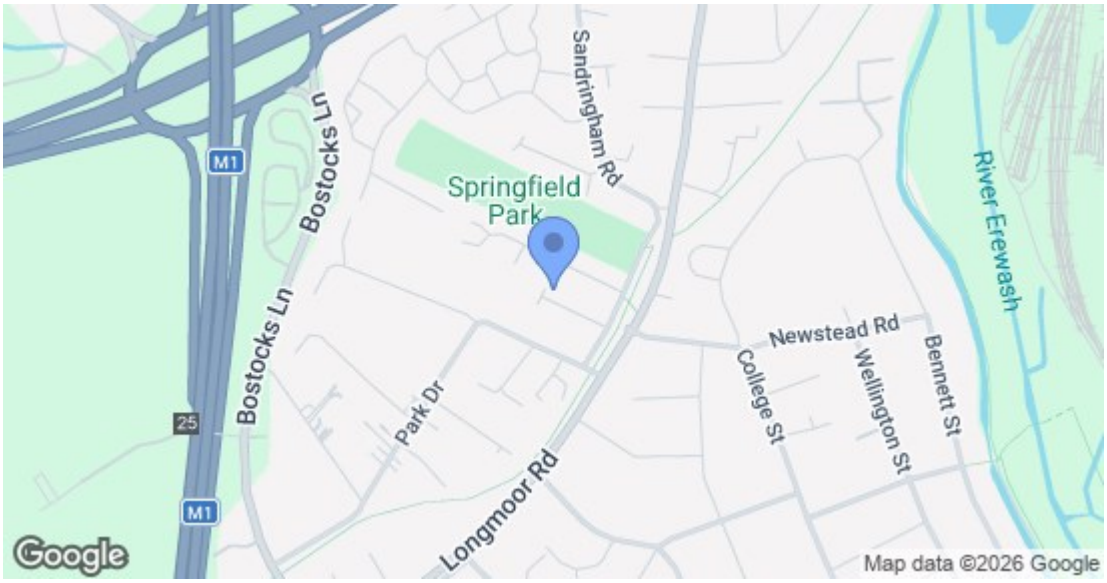


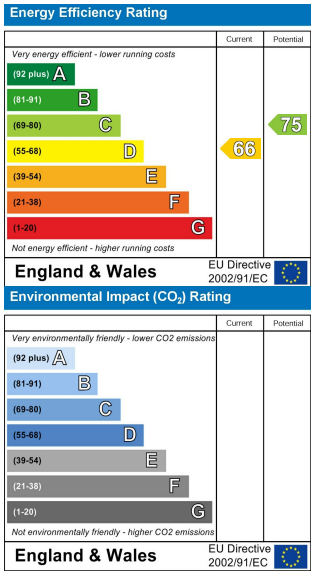


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ESTATE AGENTS

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.