Robert Ellis

look no further...







Cannock Way,
Long Eaton, Nottingham
NG10 2EY

£240,000 Freehold

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A TWO BEDROOM EXTENDED DETACHED BUNGALOW WITH FLEXIBLE ACCOMMODATION, A GARAGE, BEING SOLD WITH NO UPWARD CHAIN.

Situated in a pleasant position on Cannock Way, Long Eaton, this two-bedroom extended detached bungalow offers spacious and versatile accommodation, all arranged on one convenient level. Being sold with the benefit of NO UPWARD CHAIN, the property benefits from gas central heating, double glazing, a tarmac driveway to the front and a generous enclosed rear garden backing onto the Golden Brook. Offering plenty of potential for a new owner to modernise and put their own stamp on, this is an excellent opportunity for those seeking flexible single-storey living.

The accommodation comprises an entrance hall leading into the lounge, with double doors opening through to an inner lobby providing access to the kitchen, shower room, dining room (which could also be utilised as an additional bedroom) and a separate study offering a variety of potential uses. From the study, a further bedroom is accessed, featuring doors opening directly onto the rear garden. Externally, the property has an enclosed rear garden with a pathway leading to the bottom of the garden, a summer house and a variety of established shrubs and trees. The garden also backs onto the Golden Brook and incorporates a concrete sectional garage, ideal for storage or workshop use. To the front is a tarmac driveway providing off-road parking.

Cannock Way is conveniently located within Long Eaton, offering access to a range of local shops, everyday amenities, schools and transport links. Long Eaton town centre provides a wider selection of shopping and leisure facilities, whilst nearby road networks and public transport connections offer convenient access to Nottingham, Derby and surrounding areas. The property's level accommodation and versatile layout make it particularly appealing to those looking for single-storey living, downsizers or buyers seeking a home with scope to personalise.





Entrance Hall
3'3" x 4'6" approx (1m x 1.38m approx)
UPVC double glazed door, herringbone vinyl style flooring, ceiling light and door to:

Lounge
11'3" x 18'8" approx (3.44m x 5.71m approx)
UPVC double glazed window to the front, herringbone style vinyl flooring, radiator, two ceiling lights, TV point, gas fire with tiled hearth and double doors to the inner lobby.

Kitchen
8'10" x 10'9" approx (2.7m x 3.28m approx)
UPVC double glazed door to the side, UPVC double glazed window to the front, wood vinyl flooring, ceiling light, radiator. The kitchen consists of wall, drawer and base units to four walls with an integral oven, four ring gas hob and extractor above, stainless steel sink and drainer with swan neck mixer tap, tiled splashbacks, space for a washing machine, tumble dryer and fridge freezer.

Wet Room
6'0" x 7'6" approx (1.85m x 2.3m approx)
Obscure UPVC double glazed window to the side, non slip flooring, chrome towel radiator, low flush w.c. (height 17inches), wall mounted sink with vanity cupboard under, porcelain tiled walls, ceiling light and mains fed shower.

Inner Lobby
Grey vinyl flooring, ceiling light, loft hatch and doors to the kitchen, dining room and study, sliding doors to the wet room, cupboard housing the Worcester Bosch combi boiler.

Dining Room/Bedroom
11'3" x 11'10" approx (3.44m x 3.61m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, built-in wardrobes with sliding doors.

Study
8'10" x 10'3" approx (2.7m x 3.13m approx)
UPVC double glazed window to the side, vinyl wooden flooring, ceiling light, telephone point, radiator, built-in desk and open to the extended bedroom.

Bedroom 1
10'1" x 18'4" approx (3.08m x 5.6m approx)
UPVC double glazed windows to the rear and side, UPVC double glazed door to the rear, vinyl wooden flooring, two radiators, two ceiling lights, access to the loft.

Outside
There is a tarmac driveway to the front with established shrubs and bushes, side gate leading to the rear garden.

To the rear there is a private, enclosed garden with fencing to the boundaries, courtesy lighting, landscaped garden, Presscrete path leading to the rear of the garden, steps down and patio to the Golden Brook, wooden summerhouse.

Garage
7'10" x 16'8" approx (2.4m x 5.1m approx)
Concrete sectional garage, ideal for storage, with metal up and over door.

Directions
Proceed out of Long Eaton along Waverley Street and at the traffic lights turn left onto Station Street which becomes Station Road, turn right onto Stafford Street and Cannock Way starts at the end of Stafford Street, bear right and the property can be found on the left hand side.
9639CO

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 15mbps Superfast 50mbps Ultrafast 1800mbps
Phone Signal – EE, Vodafone, 02, 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















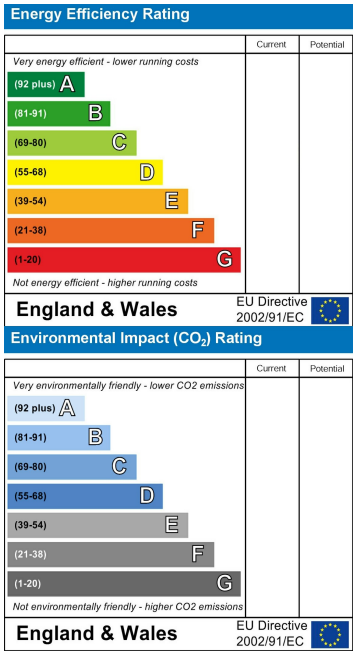

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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