

# HoldenCopley

PREPARE TO BE MOVED

Broomfield Close, Sandiacre, Nottinghamshire NG10 5GP

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Guide Price £230,000



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Guide Price: £230,000 - £250,000

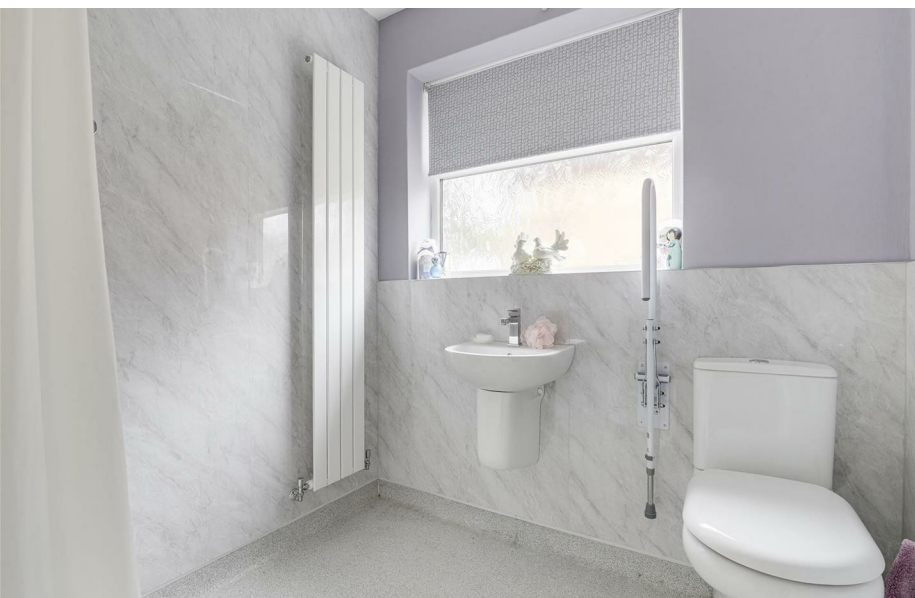
NO UPWARD CHAIN...

This well-maintained two-bedroom detached bungalow is offered to the market with no upward chain, making it an ideal choice for anyone looking to move straight in and enjoy single-level living. Perfect for those wanting to lose the stairs, this lovely home is tucked away in a peaceful cul-de-sac in the popular area of Sandiacre. Sandiacre is a well-regarded location, offering a great balance between quiet residential living and excellent convenience. There are a range of local shops, cafés, and amenities nearby, along with easy access to transport links including the M1 and A52, providing direct routes to Nottingham, Derby, and surrounding areas. Internally, the accommodation comprises an entrance hall, a spacious living room with a feature fireplace, a fitted kitchen, a generous master bedroom, and a second bedroom currently used as a dining room. There is also a modern wet room-style bathroom. Outside, the property features an attractive lawned frontage with a driveway providing off-street parking and gated access to a detached garage at the rear. The private enclosed rear garden offers a lovely outdoor space with a well-kept lawn, a patio area perfect for seating, and a useful storage shed.

MUST BE VIEWED







- Detached Bungalow
- Two Versatile Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room With Feature Fireplace
- Wet Room Style Bathroom
- In-Built Cupboards
- Driveway & Garage
- Private Enclosed Garden
- Popular Location
- Must Be Viewed











ACCOMMODATION

Entrance Hall

10'6" x 9'7" (3.22m x 2.93m)

The entrance hall has wood-effect flooring, a radiator, an in-built cupboard, a UPVC double-glazed obscure window, and a single UPVC door providing access into the accommodation. Additionally, there is access to the loft.

Kitchen

9'11" x 8'11" (3.04m x 2.73m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor hood, space and plumbing for a washing machine, space for a fridge freezer, a wall-mounted boiler, wood-effect flooring, tiled splashback, a radiator, an in-built cupboard, and a UPVC double-glazed window to the front elevation.

Living Room

16'0" x 10'8" (4.88m x 3.26m)

The living room has a UPVC double-glazed window to the front and side elevation, a radiator, a TV point, a feature fireplace with a decorative surround, and wall-light fixtures.

Bedroom One

12'11" x 10'8" (3.94m x 3.26m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bedroom Two / Dining Room

8'11" x 8'8" (2.74m x 2.66m)

The second bedroom, which is currently being used as a dining room, has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Wet Room Bathroom

6'5" x 5'6" (1.97m x 1.68m)

The bathroom has a low level dual flush WC, a wall-hung wash basin, a wall-mounted mains-fed rainfall shower and a handheld shower head, a grab handles, waterproof splashback, vinyl flooring, a vertical radiator, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway with gated access to the garage towards the rear. Additionally, there is a well-maintained front lawn with a range of plants and shrubs.

Rear

To the rear of the property is a private enclosed garden with block-paved and patio areas, access into the garage, steps down to a lawn, a range of plants and shrubs, a shed, mature trees, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal - Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply

- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Other Material Issues – N/A
- Any Legal Restrictions – N/A

DISCLAIMER

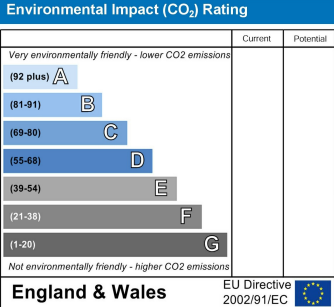
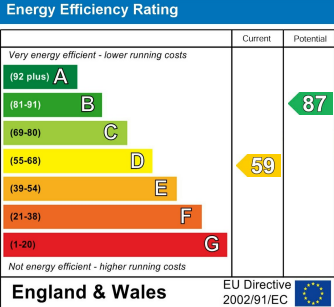
Council Tax Band Rating - Erewash Borough Council - Band C  
This information was obtained through the directgov website.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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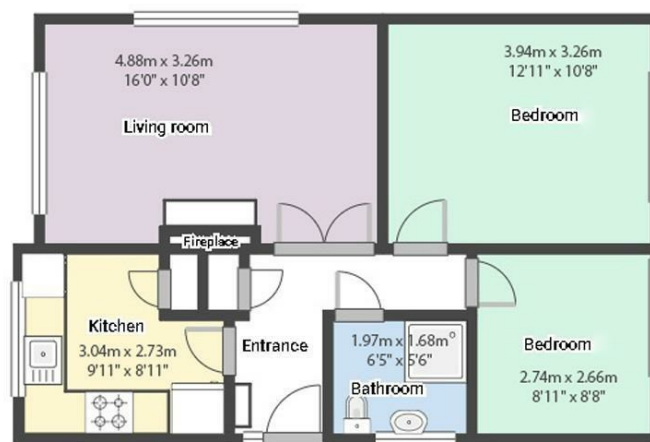
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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