



Berwin Close,  
Long Eaton, Nottingham  
NG10 4EQ

**Price Guide £220-225,000**

**Freehold**



A SPACIOUS AND WELL POSITIONED TWO BEDROOM DETACHED BUNGALOW TUCKED AWAY WITHIN A CUL-DE-SAC LOCATION OFFERING OFF STREET PARKING AND WELL MAINTAINED GARDENS WITH THE ADDED BENEFIT OF BEING SOLD WITH NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this two bedroom detached bungalow.. This lovely property is being sold with no onward chain, making it a hassle-free option for those looking to make a quick and easy move and is constructed of brick to the external elevations with double glazing and gas central heating within. There are a wide range of transport links nearby and the property sits tucked away in the corner of this quiet cul-de-sac location. This property would be perfect for a wide range of buyers and an internal viewing is highly recommended to appreciate the location and property on offer.

In brief, the property comprises an entrance hallway, kitchen, bay fronted lounge, master bedroom, the family bathroom, bedroom two with fitted wardrobes that is currently being used as a dining room and a conservatory to the rear which overlooks and leads to the rear garden. To the front, there is a well maintained turfed garden with flower beds and off street parking to the front via a driveway with additional parking facility to the front of the lawn where there is currently gravel. To the rear, there is side access from the front through a gate, lawn, mature flower beds, a patio area and wooden storage sheds.

Located in a prime spot, this bungalow boasts fantastic transport links, ensuring that you are well-connected to the rest of Nottingham and Derby via the A52. There is also easy access to the M1 and A50 with East Midlands Airport and Long Eaton train station just a short drive away. Long Eaton town centre isn't far with shops, supermarkets and healthcare facilities easily accessible.



### Entrance Hall

Aluminium side entrance door, carpeted flooring, radiator, ceiling light.

### Kitchen

6'9 x 7'4 approx (2.06m x 2.24m approx)

UPVC double glazed window overlooking the front, tiled flooring, wall mounted boiler, wall and base units with work surfaces over, inset sink and drainer, space for fridge, space for washing machine, space for cooker, ceiling light.

### Lounge

11'8 x 15'4 approx (3.56m x 4.67m approx)

UPVC double glazed bay window overlooking the front, carpeted flooring, radiator, electric fire, ceiling light.

### Bedroom 1

11'3 x 8'5 approx (3.43m x 2.57m approx)

UPVC double glazed window overlooking the rear, carpeted flooring, radiator, ceiling light.

### Bedroom 2

9'4 x 8'4 approx (2.84m x 2.54m approx)

Aluminium sliding doors leading to the conservatory, carpeted flooring, fitted wardrobes, ceiling light.

### Conservatory

9'7 x 11'1 approx (2.92m x 3.38m approx)

UPVC double glazed French doors and windows overlooking and leading to the garden, tiled flooring, radiator, ceiling fan.

### Bathroom

5'0 x 6'3 approx (1.52m x 1.91m approx)

UPVC double glazed patterned window overlooking the side, carpeted flooring, low flush w.c., pedestal sink, radiator, bath with shower over the bath, ceiling light.

### Outside

To the front of the property there is a small lawned garden with mature flower beds and ample off street parking via a driveway with additional parking in front of the turf where there is currently gravel. To the rear, there is entrance from the front via a gate at the side, a patio area, lawn, mature flower beds and wooden storage sheds.

### 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.

8143RS

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 4mbps Superfast 32mbps

Ultrafast 1000mbps

Phone Signal – 02, EE, THREE

Sewage – Mains supply

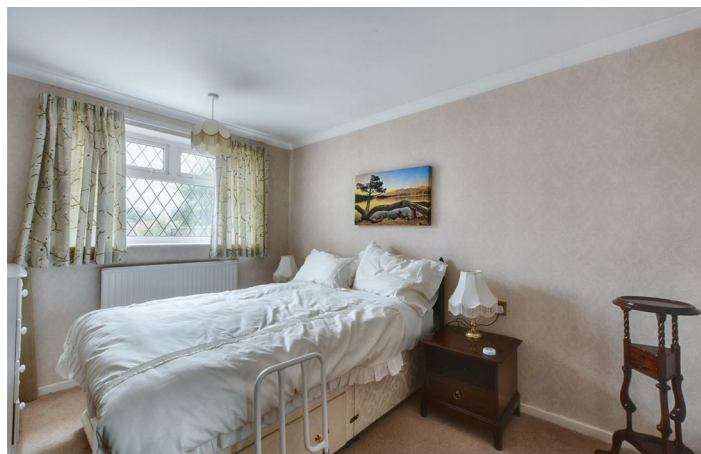
Flood Risk – No, surface water

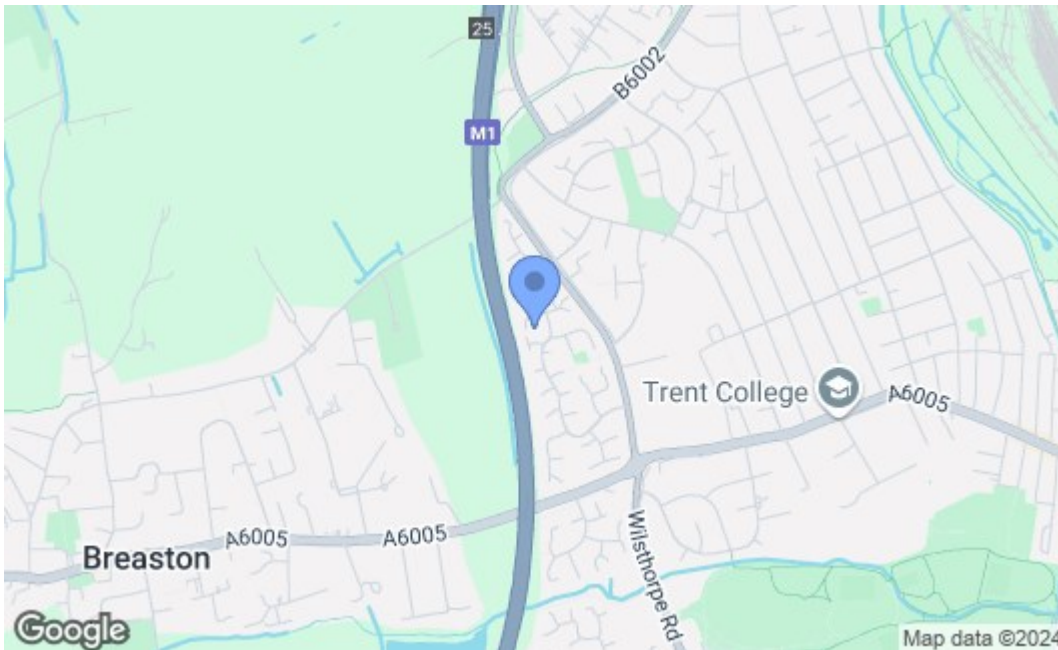
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.