Robert Ellis

look no further...

Brendon Way,
Long Eaton, Nottingham
NG10 4JS

Price Guide £210-220,000

Freehold

0115 946 1818

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A TWO BEDROOM DETACHED BUNGALOW WITH A SOUTH-WEST FACING GARDEN, CONSERVATORY AND GARAGE.

Robert Ellis are extremely pleased to bring to the market this spacious two bedroom detached bungalow in a sought after location. The property has been extremely well maintained by the current owner and provides living space at the rear of the property with a conservatory off the kitchen. The kitchen has been upgraded in recent years and includes extensive ranges of wall and base units. To the front of the property it offers lots of space for off street parking and a viewing is a must to fully appreciate what the bungalow has to offer.

The bungalow is constructed of brick to the external elevations all under a tiled roof and derives the benefit of gas central heating and double glazing and in brief the accommodation comprises entrance hallway, lounge, kitchen, conservatory, two bedrooms and bathroom. Outside to the front there is off the road parking for several vehicles and to the rear there is a private enclosed South-West facing rear garden.

The property is found within easy reach of all the facilities and amenities offered by Long Eaton and the surrounding area including the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages, if required, health care and sports facilities including the nearby West Park leisure centre and adjoining fields and the excellent transport links include J25 of the M1, East Midlands Parkway and Long Eaton train stations, East Midlands Airport and the A52 to Nottingham and Derby.

Hallway
UPVC double glazed front entrance door, laminate flooring, doors to two separate storage cupboards, one housing the gas central heating boiler and door to:

Bedroom 2
9'8 x 7'7 approx (2.95m x 2.31m approx)
UPVC double glazed windows to the side and rear, laminate flooring and wall mounted radiator.

Lounge
16'11 x 13' approx (5.16m x 3.96m approx)
Laminate flooring, electric fire, UPVC double glazed window to the front, wall mounted radiator. Door to:

Inner Hall
Laminate flooring and doors to:

Shower Room
A three piece white suite comprising of low flush w.c. and hand basin, both with vanity cupboards, shower cubicle with electric shower over, heated towel rail, UPVC double glazed window to the side and recessed lighting.

Bedroom 1
11'9 x 8'3 plus wardrobes approx (3.58m x 2.51m plus wardrobes approx)
Fitted wardrobes to two sides, laminate flooring, UPVC double glazed window to the rear and wall mounted radiator.

Kitchen
8'7 x 8' approx (2.62m x 2.44m approx)
With high white gloss wall, base and drawer units with roll edged work surfaces and matching wall tiles, built-in microwave, ceramic hob, extractor hood, built-in oven and separate grill, built-in fridge freezer and dishwasher, plumbing for automatic washing machine, recessed lighting, laminate flooring, stainless steel sink and drainer and double doors to:

Conservatory
16'5 x 12'3 approx (5.00m x 3.73m approx)
Brick built base with UPVC double glazed windows to the rear and UPVC double glazed double doors to the rear and single door to the side, wall mounted radiator and laminate flooring.

Outside
To the front of the property there is a block paved driveway providing car standing for several vehicles, lawn, fenced borders and side access to the garage. To the rear there is a private and enclosed South West facing garden which is stepped down and laid mainly to lawn with a patio area, fence and brick wall to the boundaries. Door to garage.

Garage
16'2 x 8'2 approx (4.93m x 2.49m approx)
With up and over door to the front and side access door.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn right into Petersham Road, second left into Quantock Road and immediately right into Brendon Way where the property can be found on the left as identified by our for sale board.
7281AMEC

Council Tax
Erewash Borough Council Band C

Agents Notes
The internal photos are for illustration only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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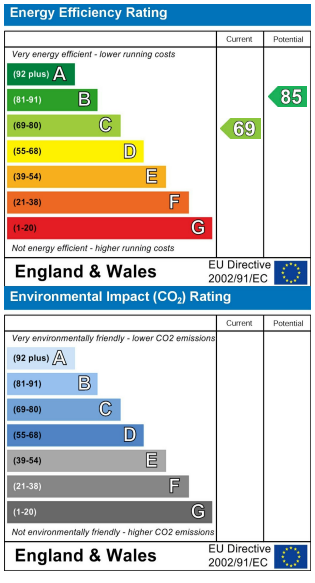

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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