Robert Ellis

look no further...







Copseside Close,
Long Eaton, Nottingham
NG10 3QD

£275,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea



A DELIGHTFUL BUNGALOW THAT IS IMMACULATELY PRESENTED THROUGHOUT AND LOCATED ON THE POPULAR EATON GRANGE DEVELOPMENT IN LONG EATON.

This property has been cherished over the years and will appeal to buyers looking for a bungalow that requires minimal work and that is conveniently located to amenities. Located at the end of a cul de sac and set back from the road this bungalow offers an excellent level of privacy to the front and rear.

The enclosed porch leads to the generous sized lounge diner with a window that overlooks the front garden. The inner hallway provides access to all accommodation as well the loft and a useful storage cupboard. The quality kitchen is modern fitted with integrated Neff appliances and is a great feature to this property. There are two double bedrooms both with fitted furniture. The contemporary shower room will not disappoint and is another quality installation. The enclosed rear garden is a good size and offers low maintenance. To the front there is a driveway providing off road parking for multiple vehicles and access to the single detached garage. Viewings are highly recommended to appreciate this wonderful bungalow.

The property is only a few minutes drive away from the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and the transport links include J25 of the M1 which is only a couple of minutes drive away, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





Porch
Enclosed porch with a UPVC panelled door with decorative obscure light panels within, obscure floor to ceiling light panel to the side, cloaks cupboard with bi-fold doors and a door opening into:

Lounge/Diner
18'4" x 11'4" max approx (5.59m x 3.46m max approx)
UPVC double glazed window to the front, coving, radiator, gas fire sat upon a tiled hearth with stone clad surround, obscure glazed door with light panel to the side opening to:

Inner Hall
Loft access hatch, storage cupboard with shelves and housing the Worcester Bosch central heating boiler and doors to:

Kitchen
12'2" x 8'11" approx (3.72m x 2.72m approx)
UPVC double glazed window to the front, UPVC panelled door to the side with obscure decorative light panel within and decorative floor to ceiling light panel to the side, coving, Shaker style wall, base and drawer units with laminate work surface over, tiled splashback, stainless steel sink and drainer with chrome mixer tap, under cabinet lighting, integrated Neff appliances including a four ring gas hob with glass splashback, electric oven, fridge and freezer, integrated washing machine, breakfast bar area, radiator, tiled walls, LVT flooring.

Bedroom 1
11'3" x 12'11" approx (3.45m x 3.94m approx)
UPVC double glazed window to the rear, coving, radiator, fitted bedroom furniture including wardrobes with hanging rails and shelves, bedside cabinet, dressing table with drawers,

Bedroom 2
8'11" x 9'8" approx (2.72m x 2.95m approx)
UPVC double glazed window to the rear, radiator, fitted bedroom furniture comprising of wardrobes with hanging rails and shelving and bedside cabinet.

Shower Room
7'3" x 5'9" approx (2.22m x 1.77m approx)
Obscure UPVC double glazed window to the side, coving, vanity unit housing the low flush w.c and wash hand basin with chrome mixer tap, shower cubicle with electric shower and sliding door, chrome heated towel rail, tiled walls, vinyl flooring.

Outside
There is a Presscrete driveway at the front providing off road parking for multiple vehicles and access to the garage, hard landscaped garden with pebbles, external lighting.

The rear garden has been designed for easy maintenance with a paved path, pebbled areas, timber storage shed, wooden fence to the rear boundary, outside tap.

Garage
17'8" x 8'11" approx (5.39m x 2.72m approx)
Single detached garage with up and over door, power and light and storage in the eaves, UPVC panelled personnel door to the side.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and turn left into Grange Farm Close and bear right into Copseside Close.
9540MH

Agents Notes
There are AI photos on this property.

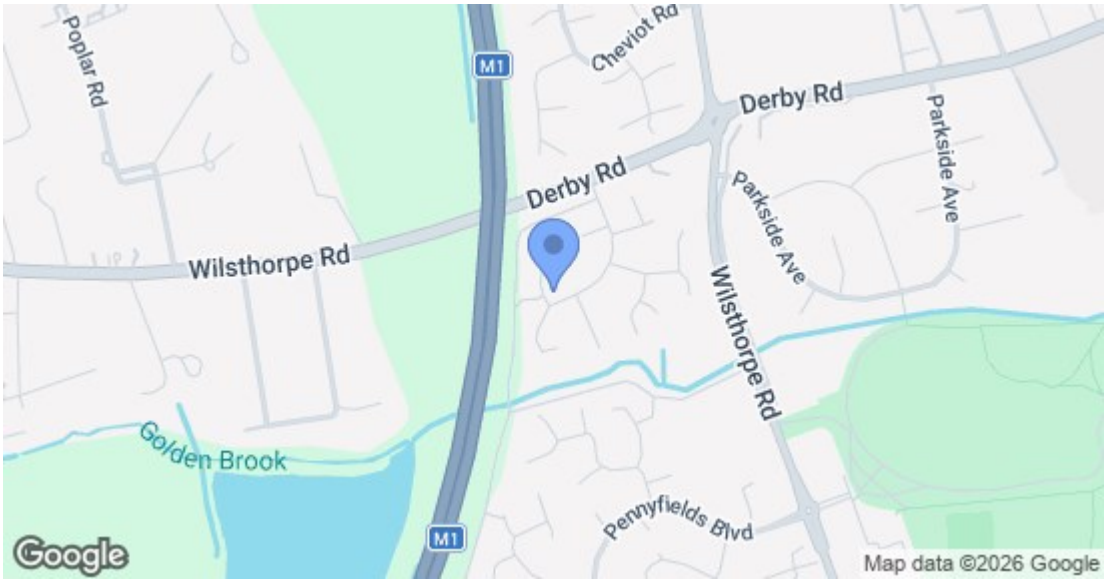
Council Tax
Erewash Borough Council Band C

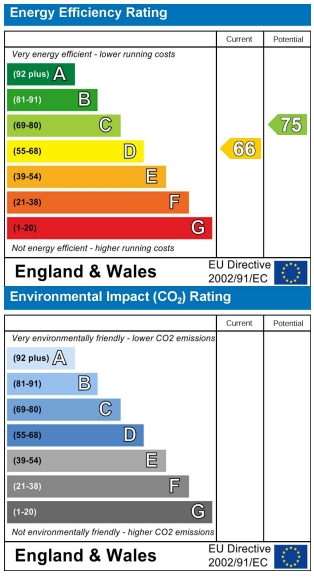
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 11mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, Vodafone, 02, Three
Sewage – Mains supply
Flood Risk – No flooding 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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818