Robert Ellis

look no further...

Kirkdale Road,
Long Eaton, Nottingham
NG10 3HZ

Price Guide £260-270,000

Freehold

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THIS IS A TWO BEDROOM DETACHED BUNGALOW SITUATED IN THIS VERY POPULAR RESIDENTIAL AREA ON THE OUTSKIRTS OF LONG EATON.

Being situated on Kirkdale Road, this detached bungalow provides a lovely home which is being sold with the benefit of no upward chain and is therefore is ready for immediate occupation. The property has been extremely well cared for and we strongly recommend that interested parties do take a full inspection so they are able to see the size and layout as well as the quality of the accommodation included and the privacy of the landscaped garden which is positioned to the rear. There is also a garage which provides an ideal storage facility and with the property being in such a prestine condition we are sure it will suit the requirements of many people who are looking for a bungalow in the Long Eaton area.

The property is constructed of brick to the external elevations under a pitched tiled roof and the tastefully finished accommodation derives all the benefits of new facias and soffits, gas central heating and double glazing. There is an entrance porch/hallway at the front with another access being on the right hand side with a door leading into the kitchen. The accommodation includes a hall, lounge/sitting room which has part glazed doors leading into the well fitted breakfast kitchen which has cream units and integrated appliances. Towards the rear of the property there are the two bedrooms, with the main bedroom having a range of fitted wardrobes and the second bedroom having double glazed double opening French doors leading out to the rear garden and over recent years this bedroom has been used as a dining room, but could easily be a bedroom if preferred by a new owner. The bathroom has been changed into a shower room and this is fully tiled with a corner shower, w.c. and hand basin with cupboards and drawers beneath the basin. Outside there is the lawned garden and driveway at the front with the drive leading down the right hand side of the property and at the rear there is the garage and the beautifully landscaped rear garden which provides several places for people to sit and enjoy outside living and this is kept private by having quality fencing to the boundaries. As well as the garage there is a wooden shed which will remain at the property when it is sold.

The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area with there being Tesco and Asda superstores and many other retail outlets found in Long Eaton, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, walks in the nearby countryside and at West Park and the transport links include J25 of the M1, Long Eaton station which is a few minutes walk away, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Reception Hall
Having a half opaque double glazed door to the front with an opaque double glazed side panel and double glazed window to the side with fitted blind and a half glazed door leading through into:

Lounge/Sitting Room
15'10 x 11'8 approx (4.83m x 3.56m approx)
Double glazed window to the front with fitted blinds, wall mounted flame effect electric fire, radiator and half Georgian glazed doors leading into the kitchen and inner hall.

Extended Breakfast Kitchen
13'9 x 7'9 approx (4.19m x 2.36m approx)
The kitchen has been extended and is fitted with cream units having brushed stainless steel fittings and includes a sink with a mixer tap and four ring hob set in an L shaped work surface with cupboards and space for an automatic washing machine below, integrated double eye level oven with cupboards above and below, further work surface/breakfast bar which extends to three sides and has cupboards, drawers, a pull out racked cupboard and a wine rack below, matching eye level wall cupboards, space for an upright fridge/freezer, work surface with space for an additional fridge/freezer below, tiling to the walls by the work surface by the sink and cooking areas, hood to the cooking area, Baxi boiler housed in a matching wall cupboard, double glazed windows to the front and side and a UPVC doors with inset glazed panels leading out to the side of the property.

Inner Hall
Hatch with folding ladder to a boarded loft with a light, built-in cloaks/storage cupboard.

Bedroom 1
12'6 x 11'9 including wardrobes (3.81m x 3.58m including wardrobes)
Double glazed window to the rear with views over the landscaped garden, range of three double wardrobes with cupboards over and space for a dressing table or small desk with double cupboard above and a radiator.

Bedroom 2/Dining Room
10' x 7'9 approx (3.05m x 2.36m approx)
Double glazed double opening French doors with fitted blinds leading out to the rear garden and a radiator.

Shower Room
The bathroom has been changed into a shower room and has a corner shower with a Mira Sport electric shower, tiling to two walls and a glazed doors with protective screens, hand basin with mixer tap with cupboards and drawers below, fully tiled walls, radiator and a chrome ladder towel radiator, opaque double glazed window with a second opaque double glazed eye level window, recessed lighting to the ceiling and extractor unit over the shower.

Outside
At the front of the property there is a lawned garden with beds to three sides and there is a brick edged tarmacadam driveway which runs down the right hand side of the property through double wooden gates to the garage which is positioned at the rear. There is a slabbed pathway leading from the pavement to the front door.

The rear garden provides several places to sit and enjoy outside living and has been landscaped and extremely well cared for. There is a slabbed patio which runs across the immediate rear of the property and a path leads down to a further slabbed seated area at the bottom of the garden, there is a lawn with established beds to the left hand side and a pebbled bed with planting to the right and a shed is positioned behind the garage. The rear garden is kept private by having fencing to three sides, there is an outside water supply provided and outside lighting.

Garage
16' x 8' approx (4.88m x 2.44m approx)
There is a panelled garage with double opening doors at the front which have glazed inset panels.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right into Wilsthorpe Road. Take the left turning into Ruskin Avenue and Kirkdale Road can be found as a turning on the right and the property identified by our for sale board.
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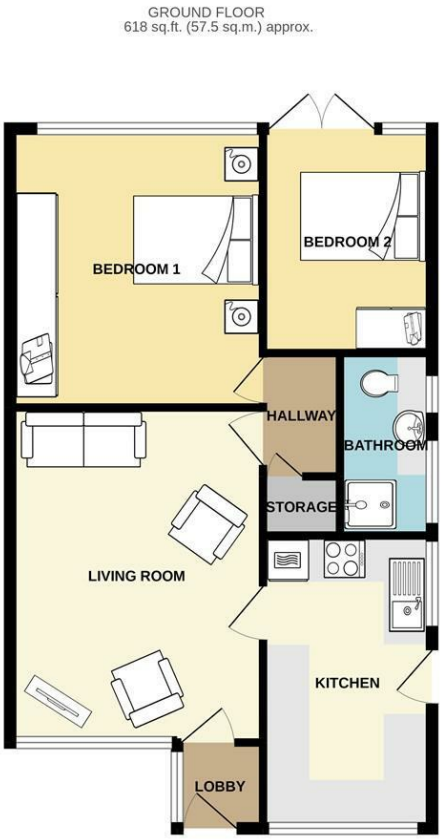

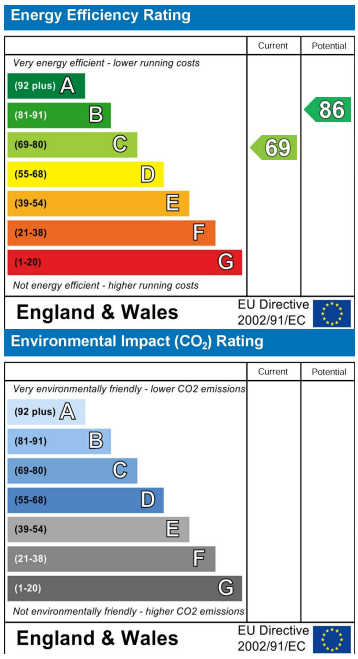

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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