Robert Ellis

*look no further...*

Bransdale Close,
Long Eaton, Nottingham
NG10 3JD

**£350,000 Freehold**

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A THREE BEDROOM DETACHED BUNGALOW WITH GARAGE, OFF STREET PARKING AND LOW MAINTENANCE GARDEN. BEING SOLD WITH NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market this spacious and well presented three bedroom detached bungalow situated in a quiet cul-de-sac on the popular Dales Estate.

The property is constructed of brick and benefits from gas central heating and double glazing. In brief the accommodation comprises of an entrance hallway, open plan lounge/diner, conservatory, kitchen with integrated Neff appliances, three bedrooms with the master bedroom having an en-suite, the third bedroom is currently used as a dining room and there is a modern bathroom suite. Outside to the front there is ample off street parking for five vehicles and access to the rear garden and garage. The garage is constructed of brick, has an up and over door to the front and personal door to the side. The rear garden is low maintenance with a patio area, pergola, mature flower beds and astroturf.

Located on the popular Dales Estate in the heart of Long Eaton, close to a wide range of local schools, shops and parks, Long Eaton town centre is a short drive away where supermarkets and healthcare facilities can be found. The property benefits from fantastic transport links include nearby bus stops and easy access to major road links such as the A52, A50 and M1. An internal viewing is highly recommended to appreciate the accommodation and location on offer.

Entrance Hall
Composite front door, laminate flooring, radiator, UPVC double glazed window to the side, ceiling light and built-in storage cupboard.

Bedroom 1
10'3 x 10' approx (3.12m x 3.05m approx)
UPVC double glazed window to the front, vinyl flooring, fitted wardrobes, fitted storage cupboard housing the boiler, radiator and ceiling light.

En-Suite
8'6 x 2'9 approx (2.59m x 0.84m approx)
Obscure UPVC double glazed window to the side, tiled flooring, walk-in shower with rainwater shower head, low flush w.c., wall mounted wash hand basin, heated towel rail and spotlights.

Bedroom 2
9'6 x 10'2 approx (2.90m x 3.10m approx)
UPVC double glazed window to the side, vinyl flooring, fitted wardrobes, radiator and spotlights.

Bedroom 3/Dining Room
11'8 x 9'4 approx (3.56m x 2.84m approx)
UPVC double glazed window to the side, laminate flooring, radiator and ceiling light.

Kitchen
9'4 x 8' approx (2.84m x 2.44m approx)
UPVC double glazed window to the rear, UPVC double glazed door leading to the rear garden, wall and base units with a work surface over and inset sink and drainer, tiled flooring, spotlights, integrated fridge freezer, integrated Neff oven, Neff induction hob and extractor fan over, radiator, integrated washing machine and dishwasher.

Open Plan Lounge/Diner
12'4 x 20' approx (3.76m x 6.10m approx)
UPVC double glazed bay window to the front, radiator, gas fire and ceiling light, LVT flooring, UPVC double glazed sliding doors to:

Conservatory
9' x 8'7 approx (2.74m x 2.62m approx)
UPVC double glazed windows and French doors to the rear garden, LVT flooring.

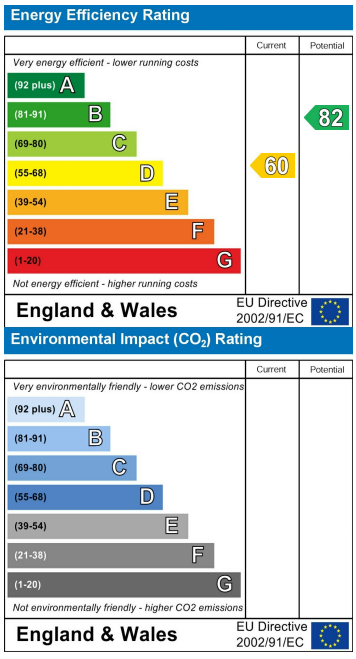
Bathroom
5'1 x 5'5 approx (1.55m x 1.65m approx)
Obscure UPVC double glazed window to the rear, vinyl flooring, low flush w.c., pedestal wash hand basin, bath with mixer tap and electric shower over, heated towel rail and ceiling light.

Outside
The rear garden is low maintenance, astroturf lawn, patio area, mature shrubs and a pergola.

Garage
Brick built garage with an up and over door to the front, personal door to the rear, power and lighting.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second mini island turn right onto Dovedale Avenue, first left into Milldale Road and Bransdale Close can be found as a turning on the right hand side with the property identified by our for sale board.
7412AMRS

Council Tax
Erewash Borough Council Band C




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.