



Borrowdale Drive,
Long Eaton, Nottingham
NG10 3PL

£205,000 Freehold



A CHARMING TWO BEDROOM SEMI DETACHED BUNGALOW IN A QUIET CUL-DE-SAC WITH DRIVEWAY, GARDEN AND CONSERVATORY.

Robert Ellis are pleased to bring to the market this delightful two bedroom semi detached bungalow nestled in the tranquil and sought-after Dales estate which offers the perfect blend of comfort, convenience and charm. With its classic design and well-maintained features, this home is ideal for those seeking single-level living with a low-maintenance lifestyle. Having had a new bathroom installed and situated on the desirable Dales estate with off street parking, garage and rear garden, we believe this property will have a high level of interest due to the location and finish and an early bird viewing comes recommended.

The accommodation benefits from gas central heating and double glazing and in brief the accommodation comprises of an entrance hall with bedroom two at the front and a storage cupboard. Through the lounge, there is an inner lobby leading to the kitchen and bedroom one. The conservatory is accessed from the kitchen back door. Outside at the front there is off street parking provided by a block paved driveway, set behind a fence for privacy. To the side there is a gate leading to the private and fully enclosed rear garden, which has been designed for easy maintenance in mind. Some of the fencing has been recently replaced by the current owner. There is also a newly laid decked area to the back of the garden, perfect for al-fresco living.

The property is only a few minutes drive away from the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, if required there are schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton, which is only a few minutes walk away, and at East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch leading through a UPVC front door with two inset glazed panels to:

Reception Hall

Hatch to loft, boiler and hot water tank housed in a built-in cupboard and laminate flooring.

Lounge/Sitting Room

15'9" x 10'4" approx (4.80m x 3.15m approx)

Double glazed window to the front, ceiling light, radiator in a housing and laminate flooring.

Inner Hall

3' x 2'8" approx (0.91m x 0.81m approx)

Tiled flooring which extends through into the kitchen.

Kitchen

10'4" x 7' approx (3.15m x 2.13m approx)

The kitchen is fitted with a stainless steel sink set in a work surface with plumbing for an automatic washing machine and cupboards below, space for an upright electric cooker, work surface with cupboards and drawers and space for a fridge beneath, matching eye level wall cupboards, double glazed window to the side, hood to the cooking area, tiled flooring and a radiator.

Conservatory

14'8" x 9'4" approx (4.47m x 2.84m approx)

The large conservatory extends across the rear of the bungalow and has double glazed windows to the rear and side with a double glazed door leading out to the side, a polycarbonate roof, radiator, laminate flooring, wall lights and space to one corner for an upright fridge/freezer.

Bedroom One

13'3" x 8'6" approx (4.04m x 2.59m approx)

Double glazed window looking into the conservatory, radiator with shelf over, laminate flooring and cornice to the wall and ceiling.

Bedroom Two

9'8" reducing to 7'9" x 5'2" approx (2.95m reducing to 2.36m x 1.57m approx)

The second bedroom has a double glazed window to the front, range of eye level cupboards over the bed position, laminate flooring and a radiator.

Shower room

6ft x 5'6" approx (1.83m x 1.68m approx)

With UPVC double glazed patterned window to the side, contemporary matte grey towel radiator, tile flooring, large enclosed corner shower unit with electric shower, LED ceiling light, in-built storage cupboard housing the sink and low flush w.c.

Outside

To the front of the property there is a block paved driveway which extends down the left of the property through double gates to where a garage could be positioned at the rear. There is a slabbed off the road parking area in front of the bungalow and there is an outside light.

The rear garden is private and mainly slabbed to help keep maintenance to a minimum and this provides several areas to sit and enjoy outside living. There is a greenhouse (10' x 6') and a steel storage shed (15' x 9') and there is a pergola in front of the storage shed over a paved seating area. The rear garden is kept private by having fencing to the side and rear boundaries and an outside water supply and light is provided.

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, fourth right onto Wharfedale Road, first right onto Calderdale Drive and follow the road round to the right onto Borrowdale Drive and the property can be found on the right as identified by our for sale board.

Agents Notes - Additional Information

The solar panels are included in the sale.

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Information not available

Phone Signal – O2, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

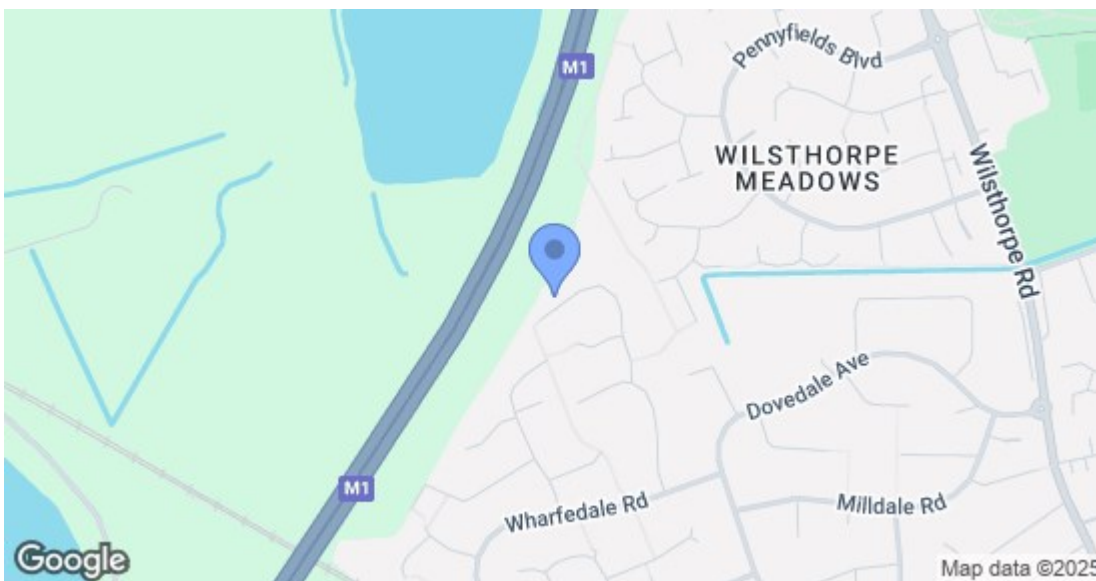
Any Legal Restrictions – No

Other Material Issues – No

Council Tax

Erewash Council Band A





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 87 | 91 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | 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.