



Balmoral Close,  
Sandiacre, Nottingham  
NG10 5LF

**£265,000 Freehold**



THIS IS A TWO DOUBLE BEDROOM DETACHED BUNGALOW SITUATED ON A QUIET CUL-DE-SAC IN THIS VERY POPULAR RESIDENTIAL AREA.

Being positioned on the right hand side of Balmoral Close, this detached bungalow is being sold with the benefit of NO UPWARD CHAIN and is therefore ready for immediate occupation. The property has recently been decorated throughout with new floor coverings to certain rooms and for the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to all the amenities and facilities provided by Sandiacre and Long Eaton and to J25 of the M1, which is again only a few minutes away from the property.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and double glazing. In brief the bungalow includes a reception hallway which leads to the large lounge which has patio doors leading to a decked area at the rear, the kitchen is fitted with wall and base units, there are the two double bedrooms and the bathroom has been changed into a shower room and has a large walk-in shower. Outside there is the detached brick garage positioned to the left of the bungalow with a drive at the front, the garden in front of the bungalow is easily maintained and has a lawn with an established planted bed and the garden at the rear has decking to the immediate rear of the bungalow with steps leading onto a paved area with a shed at the bottom of the garden, there is a lawn with established borders to the sides and the garden is kept private by having fencing and hedging to the boundaries.

The property is only a few minutes drive away from the centre of Long Eaton where there are Asda, Tesco, Aldi and Lidl stores as well many retail outlets with further shopping facilities being found in Sandiacre where there are Co-op and Lidl stores, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1 which is a few minutes drive away from the property, East Midlands Airport, stations at Long Eaton and 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 composite style front door which has two inset leaded double glazed panels to:

### Reception Hall

Airing/storage cupboard, hatch to the loft and a radiator.

### Lounge/Sitting Room

18'10 x 10'9 approx (5.74m x 3.28m approx)

Double glazed patio doors leading out to the decked area at the rear of the property with a double glazed leaded window overlooking the rear garden, coal effect gas fire with a back boiler set in a brick surround with a tiled hearth, two radiators, cornice to the wall and ceiling and TV aerial points.

### Kitchen

9'7 x 8'4 to 6'5 approx (2.92m x 2.54m to 1.96m approx)

The kitchen has hand painted units and includes a stainless steel sink with a mixer tap, four ring gas hob set in a work surface which extends to three sides and has cupboards, drawers, oven and space for an automatic washing machine below, space for an upright fridge/freezer, matching eye level wall cupboards and display cabinets with a hood over the cooking area, radiator, walls part tiled and a double glazed leaded bow window to the front.

### Bedroom 1

11'4 x 10'9 approx (3.45m x 3.28m approx)

Double glazed leaded window to the rear, TV point and a radiator.

### Bedroom 2

8'6 x 8'5 approx (2.59m x 2.57m approx)

Double glazed leaded window to the front and a radiator.

### Shower Room

The bathroom has been changed into a shower room and has a large walk-in shower with a Mira electric shower, tiling to two walls, a glazed sliding door and protective screens, pedestal wash hand basin and a low flush w.c., walls half tiled, radiator with a rail over, double mirror fronted cabinet and an opaque double glazed leaded window.

### Outside

There is a lawned area at the front of the property with an established planted bed, a wide slabbed pathway with hand rail leading to a path which runs across the front of the bungalow and provides access to the main entrance door and there is a drive to the left hand side of the property leading to the garage and there is an outside water supply provided at the front of the property.

At the rear of the property there is a raised decked area with steps leading to a paved section of the garden with a path taking you to the bottom of the garden where there is a shed positioned behind the garage and the path extends across the rear of a main lawned garden which has established borders to the sides and there is hedging and fencing to the boundaries.

### Garage

15'8 x 8'2 approx (4.78m x 2.49m approx)

The brick built garage has an up and over door to the front, a window to the side and lighting and power is provided.

### Directions

Proceed out of Long Eaton along Derby Road and at the bend turn left into College Street. Continue to the end and at the mini island turn left onto Longmoor Road, right onto Springfield Avenue and right again onto Sandringham Road where Balmoral Close can be found as a turning on the left hand side and the property can be identified by our for sale board.

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### Council Tax

Erewash Borough Council Band C





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
<b>England &amp; Wales</b> 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.