Robert Ellis

look no further...

Quantock Road,
Long Eaton, Nottingham
NG10 4GZ

£239,950 Freehold

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THIS IS A DETACHED TWO BEDROOM BUNGALOW POSITIONED ON A QUIET CUL-DE-SAC WITHIN THIS POPULAR RESIDENTIAL AREA.

This is an extremely well maintained detached two bedroom bungalow which we are sure will appeal to people who are in search of a property where all the accommodation is arranged on one level and is within easy access to all the amenities and facilities provided by Long Eaton and the surrounding area as well as to excellent transport links, all of which have helped to make this a very popular and convenient place to live. The property is being sold with the benefit of no upward chain and being tastefully finished throughout is a bungalow which is ready for immediate occupation by a new owner. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend interested parties do take a full inspection so they are able to see all that is included in this lovely bungalow for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the accommodation included derives all he benefits of gas central heating, double glazing and from having solar panels fitted to the roof. In brief the bungalow is entered through a UPVC front door into the reception hall, from which there are doors leading to the main lounge/sitting room and the breakfast kitchen. There is an inner hallway that leads to the two bedrooms, the main bedroom having extensive ranges of built-in furniture and the tiled bathroom which has a corner shower with a mains flow shower system. Outside there is a brick detached garage which is an excellent additional feature of the property, a long drive, a pebbled and slabbed area at the front and at the rear there is a private garden with a slabbed patio, pebbled area and space behind the garage for a greenhouse, shed or similar outbuilding to be located.

The property is well placed for easy access to the amenities and facilities provided by Long Eaton town centre where there are Tesco, Aldi and Asda superstores, there is a Co-op convenience store within easy reach, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway Stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Composite front door with inset leaded glazed panel leading to:

Reception hall
Double cloaks cupboard which houses a Valliant boiler and doors to:

Lounge/Sitting Room
16'8 x 13'2 reducing to 10'7 approx (5.08m x 4.01m reducing to 3.23m approx)
The lounge has a double glazed window to the front, feature coal effect electric fire with a brick surround and a tiled hearth, cornice to the wall and ceiling and a radiator.

Breakfast Kitchen
9'8 x 7'8 approx (2.95m x 2.34m approx)
The kitchen is fitted with a stainless steel sink unit with a mixer tap set in an L shaped work surface with space for an automatic washing machine, cupboards and drawer beneath, space for an upright cooker, further work surface with cupboards and drawers below, matching wall cupboards, fully tiled walls and tiled flooring and double glazed windows to the front and side and a radiator.

Inner Hall
The inner hall has a hatch to the loft.

Bedroom 1
11'6 plus wardrobes x 10' approx (3.51m plus wardrobes x 3.05m approx)
The main bedroom has a double glazed window to the rear, three double built-in wardrobes with cupboards over, dressing table with drawers under, mirror to the wall, cupboards above and wardrobes to either side, headboard with cupboards to either side, cornice to the wall and ceiling and a radiator.

Bedroom 2
8'6 x 8' approx (2.59m x 2.44m approx)
Double glazed window to the rear, radiator and cornice to the wall and ceiling.

Shower Room
The shower room is fully tiled and has a corner shower cubicle with a mains flow shower system, curved doors and protective screens, hand basin with mixer tap and double cupboard beneath with a mirror to the wall above, low flush w.c., electric shaver point, radiator, tiled flooring, opaque double glazed window, recessed lighting to the ceiling and an extractor fan.

Outside
At the front of the property there is a block paved driveway and a slabbed area in front of the bungalow which leads onto a large pebbled area with a central bed that has been designed and landscaped to help keep maintenance to a minimum. There are double gates to the right hand side of the property with the drive leading to the garage which is positioned to the rear and between the garage and the property there is a gate leading to the rear garden.

There is a slabbed patio to the immediate rear of the bungalow with a path leading to the bottom of the garden, a large pebbled area with borders and behind the garage there is space for a greenhouse, shed or similar building. The garden is kept private by having fencing to all the boundaries and there is an outside tap and lighting provided at the side and rear of the bungalow.

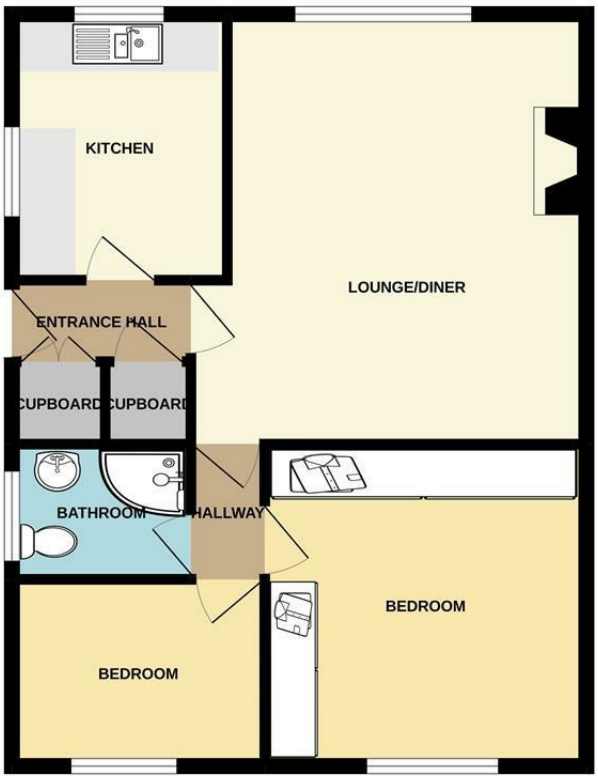
Garage
18'9 x 8'2 approx (5.72m x 2.49m approx)
The brick detached garage has a pitched tiled roof with an up and over door to the front, half opaque double glazed door to the side, power, lighting and storage in the roof space.

Agents Notes
The property benefits from having solar panels fitted to the roof.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn right into Petersham Road, second left into Quantock Road and the property can be found in the cul-de-sac as identified by our for sale board.
7114AMMP

Council Tax
Erewash Borough Council Band C

GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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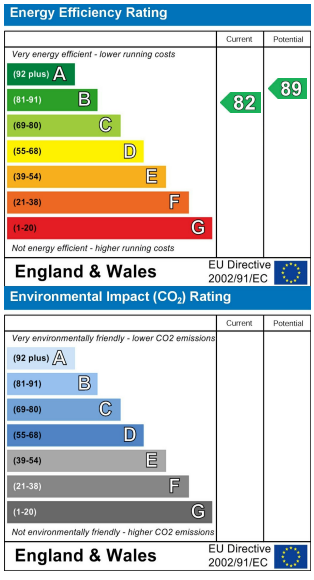

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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