Robert Ellis

look no further...

Bushy Close,
Long Eaton, Nottingham
NG10 3RE

£385,000 Freehold

A THREE BEDROOM DETACHED BUNGALOW FOUND ON A CORNER PLOT ON THIS SOUGHT AFTER DEVELOPMENT.

Robert Ellis are delighted to offer to the market this three bedroom detached bungalow, perfectly positioned on a desirable corner plot within the sought after Pennyfields development. This spacious detached bungalow is uniquely offered to the market due to its size and location and could be ideal for anyone looking to downsize but stay within the same location. The property for sale offers NO UPWARD CHAIN, presents an exciting opportunity for those looking to create their dream residence. As you step inside, you'll find a well-proportioned layout featuring a bright and airy living space with a through lounge/diner having a box bay window to the front and French doors leading to the rear garden. There is also a spacious kitchen and three generous bedrooms with the master bedroom benefiting from an en suite and fitted wardrobes and family bathroom. One of the standout features of this property is the integrated double garage, offering ample space for parking and additional storage. The bungalow, being situated on a corner plot also boasts a wrap-around garden, providing plenty of outdoor space to enjoy and potential for landscaping to suit your tastes. While the property requires modernisation, it offers a blank canvas for you to bring your vision to life and add significant value. Located in a sought-after area, you'll enjoy a peaceful setting with easy access to local amenities, schools and transport links.

The property benefits from gas central heating and double glazing and superb living accommodation comprising of an porch, entrance hall, a great sized lounge/diner, kitchen with integrated appliances, a bathroom and three bedrooms with an en suit to the master bedroom. There is a private rear garden with lawn and patio in addition to a corner plot garden and a double garage along with a driveway.

Being situated on the Pennyfields development the property is extremely well positioned for all the amenities and facilities provided by Long Eaton which include the Asda, Tesco, Aldi and Lidl stores and numerous other retail outlets found along the high street, if required there are state and independent schools for all ages, healthcare and sports facilities including West Park Leisure Centre and Trent Lock Golf Club and the excellent transport links include J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 to Nottingham and Derby.

Porch
Door to the front, tiled flooring and door to:

Hallway
Radiator, doors to the lounge and storage cupboard, doors to:

Lounge/Dining Room
23'6 max into bay x 13'1 approx (7.16m max into bay x 3.99m approx)
Double glazed box bay window to the front, two radiators, coving to the ceiling, gas fire with tiled hearth and mantle, double glazed French doors to the rear garden.

Kitchen
11'2 x 11'1 approx (3.40m x 3.38m approx)
Double glazed window and door to the rear, matching range of wall and base units with work surfaces over, inset sink and drainer, part tiled walls, radiator, integrated electric oven, four ring ceramic hob with extractor over, integrated fridge freezer.

Bedroom 1
11'1 x 12'9 into wardrobes approx (3.38m x 3.89m into wardrobes approx)
Double glazed window to the rear, double glazed circular window to the side, fitted wardrobes, radiator and coving to the ceiling.

En-Suite
Double glazed window to the side, vanity wash hand basin, low flush w.c., single shower enclosure with wall mounted shower.

Bedroom 2
12'6 x 8'3 approx (3.81m x 2.51m approx)
Double glazed window to the front, laminate flooring and radiator.

Bedroom 3
7'10 x 9'3 approx (2.39m x 2.82m approx)
Double glazed window to the front, radiator and fitted wardrobes.

Bathroom
Double glazed window to the side, vanity wash hand basin, low flush w.c., panelled bath, fully tiled walls, tiled flooring and extractor.

Outside
The property sits on a corner plot with lawned garden to the front which wraps around to the side which leads to the driveway.

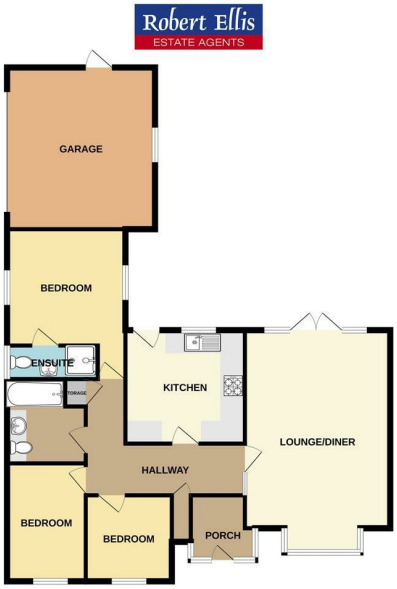
The rear garden has a patio area, lawned garden, mature shrubs and borders, all enclosed with a panelled fence.

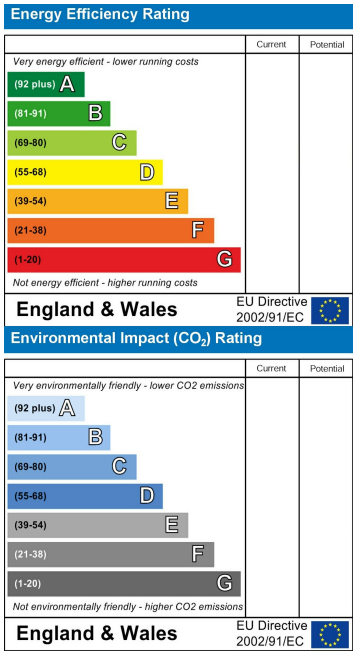
Garage
15' x 16'1 approx (4.57m x 4.90m approx)
Double garage with an electric roller door, power and light, window to the rear and side pedestrian door.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. Continue over the next mini island and turn right into Cranfleet Way, left into Bushy Close and the property can be found on the right hand side.
8132AMCO

Council Tax
Erewash Borough Council Band E

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 18mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Vodafone, Three
Sewage – Mains supply
Flood Risk – No, surface water medium
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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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