



Ground Floor



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1 Balmoral Close, Sandiacre, Nottingham, NG10 5LF

Asking Price Of £290,000



Two bedroom detached bungalow located in Sandiacre, Nottingham

For sale with NO UPWARDS CHAIN a newly refurbished two double bedroom detached bungalow ideally situated on this corner plot of a cul de sac which benefits from off street parking, garage and beautiful gardens.



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Property Description

A newly refurbished two double bedroom detached bungalow ideally situated on a corner plot on a cul de sac. The property benefits from new fitted Ideal combi boiler, carpets and fitted shower room and also benefits from double glazing, off street parking and single garage.

This well presented home is offered to the market with NO UPWARDS CHAIN and viewing is advised to appreciate the size of the plot.

Transport links for this property are fantastic while still being situated on a quiet cul-de-sac off Sandringham Road, the property is within easy reach of Long Eaton, Sandiacre and Stapleford. There are Tesco, Asda and Aldi stores along with many other retail outlets found in Long Eaton town centre, along with a short drive to Sandiacre and Stapleford. There are nearby healthcare and sports facilities with West Park Leisure Centre. There are excellent schools for all ages, if required, for all ages with transport links including junctions 24 and 25 of the M1, East Midlands Airport, train stations at Long Eaton and East Midlands Parkway and the A52 to Nottingham and Derby and other East Midlands towns and cities.

In brief the property comprises, Hallway, kitchen, living room, two double bedrooms and shower room. Outside has a single driveway with garage with electric door, front, side and rear gardens have established shrubs along with rear patio.



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KITCHEN; 8' 7" x 10' 5" (2.62m x 3.18m) Double glazed UPVC window to the front, Under and over counter storage and work surfaces, space for fridge/freezer, space for washing machine, gas oven and hob, sink with drainer and mixer tap, vinyl flooring and new Ideal boiler.

LIVING ROOM; 17' 10" x 10' 9" (5.44m x 3.30m) Double glazed UPVC bay window, new fitted carpet, radiator and new fitted electric fire.

BEDROOM ONE; 11' 6" x 10' 9" (3.53m x 3.30m) Double glazed UPVC French doors to rear garden, new fitted carpets and radiator.

BEDROOM TWO; 8' 6" x 8' 6" (2.61m x 2.60m) Double glazed UPVC window to the rear, new fitted carpet and radiator.

SHOWER ROOM; 6' 3" x 6' 1" (1.92m x 1.87m) Double glazed UPVC window to the side, New fitted shower suite comprising, low level flush WC, sink with pedestal, walk in shower cubical, vinyl flooring and radiator.

GARAGE Electric door to enter with electrics inside.

OUTSIDE: Ideally positioned on a corner plot the property offers front, side and rear gardens, along with driveway and single garage. The Beautiful established gardens have many shrubs, bushes and trees. The rear garden has a patio along with side access to the road.

VIEWINGS: Strictly by appointment only via Wallace Jones Estate Agents.

TENURE: Freehold.

