

# HoldenCopley

PREPARE TO BE MOVED

Orchard Way, Sandiacre, Nottinghamshire NG10 5NF

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£280,000 - £300,000

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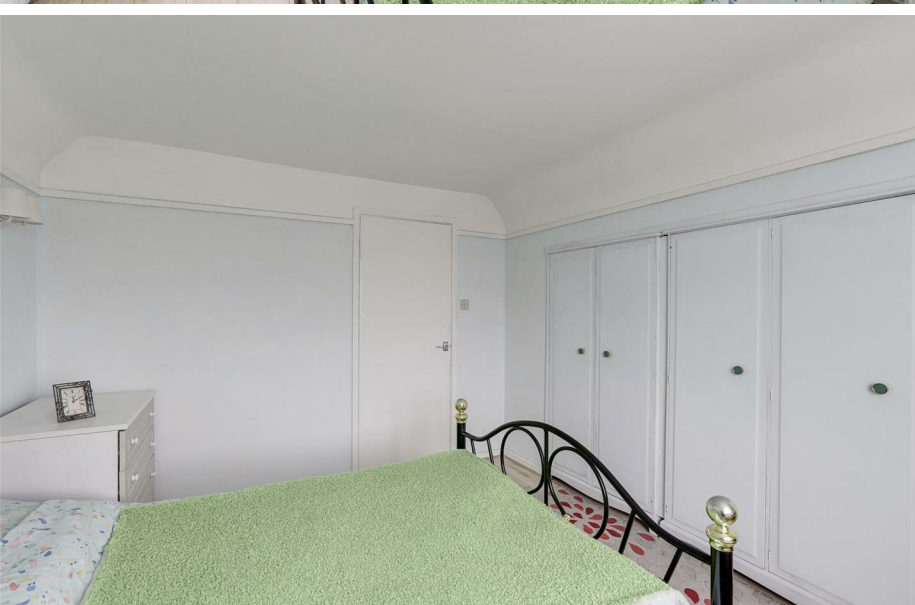


## LOCATION, LOCATION, LOCATION...

This well-presented two-double bedroom detached chalet bungalow is nestled on a quiet road in a highly sought-after location, offering easy commuting links via the M1 and close proximity to various local amenities including fitness and recreation centres. The property falls within excellent school catchments, such as Friesland and Wilsthorpe Secondary Schools, English Martyrs' Catholic Voluntary Academy and Longmoor Primary School. Upon entering the ground floor, you are greeted by an inviting entrance hall. The bay-fronted living room features a charming marble Adam-style fireplace, creating a cosy atmosphere. The dining room seamlessly flows into the fitted kitchen, providing an ideal space for entertaining. Additionally, a large conservatory offers extra living space with abundant natural light. The first floor comprises two spacious double bedrooms, each with ample storage, and a well-appointed shower suite. Externally, the property boasts a block-paved driveway at the front with double gated access leading to a garage at the rear, offering ample off-road parking for multiple vehicles. The south-facing enclosed and private rear garden is designed for low maintenance, featuring an artificial lawn, perfect for enjoying sunny days.

MUST BE VIEWED





- Detached Chalet Bungalow
- Two Double Bedrooms With Ample Storage Space
- Spacious Bay-Fronted Living Room With Marble Fireplace
- Open Plan Kitchen & Dining Room
- Conservatory
- UPVC Double-Glazed Throughout With Diamond Leaded Front Windows
- Low Maintenance South-Facing Private Enclosed Garden With Artificial Turf
- Garage & Driveway For Ample Off-Road Parking
- Quiet Sought-After Location
- Close To Local Amenities





## GROUND FLOOR

### Entrance Hall

9'3" x 6'11" (2.84m x 2.11m)

The entrance hall has laminate flooring, a galleried staircase with carpeted stairs, a radiator, a picture rail, a UPVC double-glazed obscure window to the side elevation, and a single UPVC door providing access into the accommodation.

### Living Room

19'3" x 19'1" (max) (5.89m x 5.83m (max))

The living room has a UPVC double-glazed leaded bay window to the front elevation, carpeted floor, two radiators, coving to the ceiling, a TV point, two ceiling roses, and a feature fireplace with an Adam-style fire surround, a marble insert and a coal effect gas fire.

### Dining Room

11'5" x 9'4" (3.49 x 2.85m)

The dining room has laminate flooring, recessed spotlights, coving to the ceiling, two radiators, open plan to the kitchen, and a sliding patio doors leading into the conservatory.

### Kitchen

11'5" x 9'4" (max) (3.50m x 2.86m (max))

The kitchen has a range of fitted base and wall units with wood-effect laminate worktops, glass fronted crockery cupboards, a ceramic sink and a half with a swan neck mixer tap and drainer, space for a range cooker with an extractor fan, space and plumbing for a washing machine, space for an under-counter fridge and freezer, tiled splashback, laminate flooring, a wall-mounted boiler, recessed spotlights, and a wood-framed single-glazed window to the rear elevation.

### Conservatory

17'10" x 8'6" (5.44m x 2.61m)

The conservatory has laminate flooring, two skylight windows, a TV point, a radiator, UPVC double-glazed windows to the rear elevation, a single UPVC door providing side access, and double French doors opening out to the rear garden.

### Garage

19'6" x 8'11" (5.96m x 2.72m)

The garage has a UPVC double-glazed window to the side elevation, a single UPVC door providing side access, and twin doors opening out onto the front driveway.

## FIRST FLOOR

### Landing

12'10" x 7'11" (max) (3.93m x 2.43m (max))

The landing has carpeted flooring, and provides access to the first floor accommodation.

### Bedroom One

12'0" x 10'3" (3.66m x 3.13m)

The first bedroom has a UPVC double-glazed window to the front elevation, laminate flooring, a radiator, a picture rail, a range of in-built wardrobes, and access into the eaves storage.

### Eaves Storage

8'2" x 1'9" (2.50m x 0.54m)

### In-Built Wardrobes

11'11" x 4'5" (3.65m x 1.35m)

### Bedroom Two

11'6" x 10'2" (max) (3.51m x 3.10m (max))

The second bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, a radiator, a range of in-built wardrobes, an in-built cupboard, access into the eaves storage, and access to the insulated loft.

### In-Built Wardrobes

11'4" x 4'8" (3.47m x 1.44m)

### Eaves Storage

6'2" x 3'3" (1.88m x 1.00m)

### In-Built Cupboard

4'0" x 3'6" (1.23m x 1.08m)

### Shower Suite

6'9" x 5'4" (2.06m x 1.64m)

The shower suite has a low level dual flush W/C, a vanity unit wash basin, a wall-mounted bathroom cabinet, a walk-in shower enclosure with a mains-fed shower, grab handles, a radiator, fully tiled walls, and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is decorative blue slate chipping with various plants, a block-paved driveway providing off-road parking, and double gated access to further off-road parking, and access into the garage.

### Rear

To the rear of the property is a private south-facing garden with an artificial lawn, various plants and shrubs, a patio area with a bench, and side access into the garage.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Mostly 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Sewage – Mains Supply

Flood Risk – very low risk of surface water flooding / very low risk of flooding from rivers and the sea

Non-Standard Construction – No

Any Legal Restrictions – N/a

Other Material Issues – N/a

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

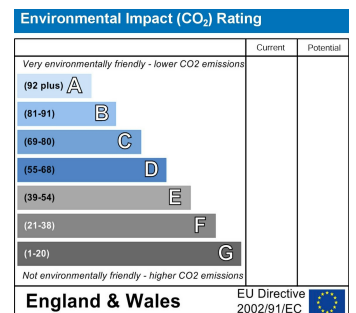
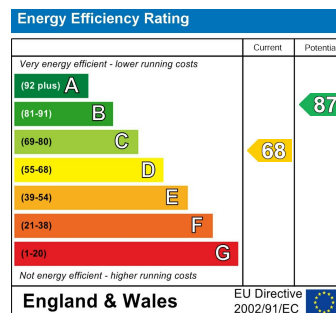
Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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