

HoldenCopley

PREPARE TO BE MOVED

Bonsall Street, Long Eaton, Nottinghamshire NG10 2AH

Guide Price £250,000 - £270,000

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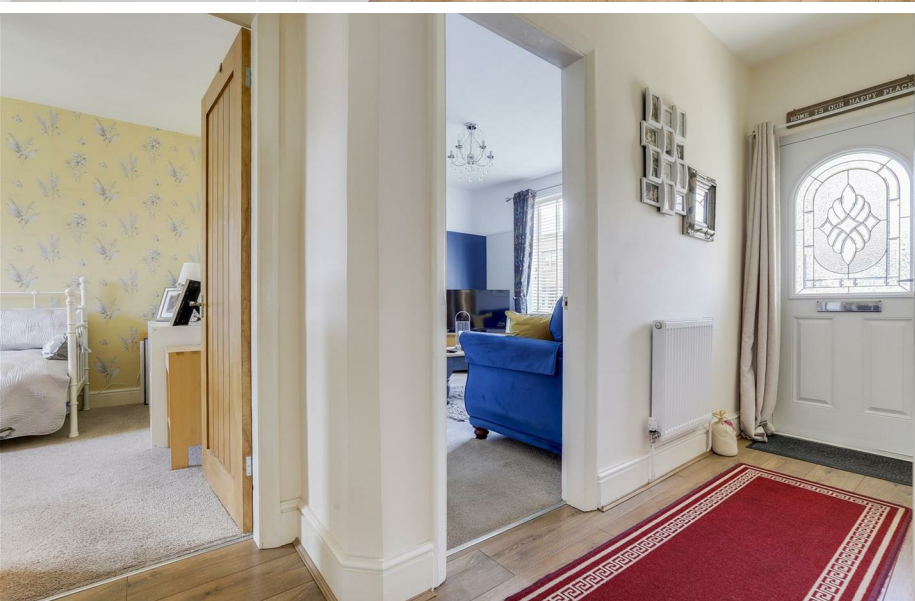
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NO UPWARD CHAIN...

This beautifully presented detached bungalow is situated in a sought-after location, offering easy access to local amenities, transport links, and shops. An excellent opportunity for buyers seeking comfortable, single-storey living, this home features well-proportioned rooms, a versatile layout, and a well-maintained outdoor space. Upon entering, the spacious entrance hall provides access to all the accommodation. The inviting living room is a bright and well-sized space, featuring a charming feature fireplace that creates a warm and welcoming atmosphere. The well-appointed fitted kitchen diner offers ample storage and workspace, making it ideal for everyday cooking and dining. The kitchen also opens into a versatile vertical extension, which is filled with natural light and boasts double French doors leading out to the rear garden, making it a perfect spot for relaxation or entertaining. A separate utility room adds further convenience with additional storage and laundry facilities. The property comprises two generously sized double bedrooms, both offering comfortable and peaceful living spaces. A modern three-piece shower room completes the interior, featuring a shower enclosure, WVC, and washbasin. Externally, the front of the property features a low-maintenance garden with gravelled areas and courtesy lighting, adding to the kerb appeal. A private driveway leads to the small garage/workshop, providing ample off-road parking and additional storage. The enclosed rear garden has been beautifully landscaped to create a private and tranquil retreat. It includes a patio area, perfect for outdoor dining, a summer house, a lawned section, and planted borders filled with a variety of established shrubs, plants, and bushes. There is also a shed for extra storage, a gravelled area, an outdoor tap for convenience, and a fence-panelled boundary ensuring privacy.

MUST BE VIEWED





- Detached Bungalow
- Two Double Bedrooms
- Living Room
- Fitted Kitchen Diner & Utility Room
- Family Room / Conservatory
- Four-Piece Shower Room
- Garage
- Enclosed Rear Garden
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

13'5" x 7'9" (max) (4.09m x 2.38m (max))
The entrance hall has wood-effect flooring, a radiator, and a composite door providing access into the accommodation.

Living Room

12'0" x 11'8" (max) (3.67m x 3.58m (max))
The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, a feature fireplace, a picture rail, and carpeted flooring.

Kitchen/Diner

12'1" x 9'1" (3.69m x 2.79m)
The kitchen diner has a range of fitted base and wall units with worktops, a composite sink and half with a mixer tap and drainer, an integrated oven, gas ring hob and extractor fan, a vertical radiator, tiled splash back, wood-effect flooring, and open access into the extension.

Extension

9'5" x 8'10" (2.88m x 2.70m)
The extension has wood-effect flooring, a UPVC double glazed surround, and double French doors opening to the rear garden.

Utility Room

9'4" x 9'4" (max) (2.87m x 2.86m (max))
The utility room has a range of base units with worktops, a stainless steel sink with a mixer tap and drainer, space and plumbing for a washing machine, space for an under-counter fridge, wood-effect flooring, and a UPVC double glazed window too the rear elevation.

Bedroom One

12'0" x 11'7" (3.66m x 3.55m)
The first bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

12'1" x 10'0" (3.69m x 3.05m)
The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Shower Room

8'0" x 7'8" (2.46m x 2.34m)
The shower room has two UPVC double glazed obscure windows to the rear elevation, a low level flush W/C, a bidet, a pedestal wash basin, a walk-in shower enclosure with a wall-mounted rainfall and handheld shower fixture, a radiator, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a low-maintenance garden with courtesy lighting, gravelled areas, access to the rear garden, and a driveway with access to the garage.

Small Garage/Workshop

9'8" x 6'6" (2.95m x 2.00m)
The small garage/workshop has ample storage, electrical, lighting, and double doors opening out to the driveway.

Rear

To the rear of the property is an enclosed garden with an outside tap, a patio, a shed, a gravelled area, a Pergola, a lawn, planted borders with various established plants shrubs and bushes, and a fence panelled boundary.

Outside Storage

3'3" x 2'9" (1.00m x 0.85m)
The outside storage has a wall-mounted Baxi boiler, and a door opening to the rear garden.

ADDITIONAL INFORMATION

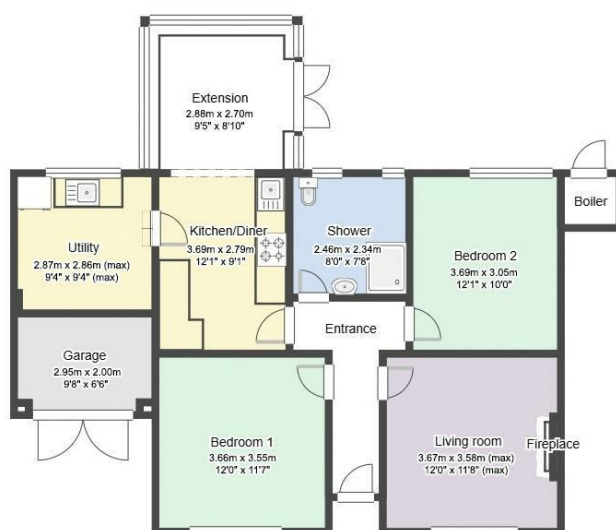
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

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

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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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