

# HoldenCopley

PREPARE TO BE MOVED

Charles Avenue, Sandiacre, Nottinghamshire NG10 5BX

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Offers Over £270,000



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## NO UPWARD CHAIN...

Offering a fantastic opportunity for those looking to downsize or enjoy the ease of single-level living, this well-presented detached bungalow in Sandiacre is offered to the market with no upward chain. Ideally situated close to the M1 and a wide range of local amenities, the property combines convenience with a peaceful setting. Internally, the spacious layout begins with an entrance hall leading into a comfortable living room and a stylish kitchen diner, recently fitted with modern units and ideal for everyday dining and entertaining. The bungalow benefits from two double bedrooms, a versatile third single bedroom or home office, a newly fitted contemporary family bathroom, and a separate W/C. Externally, the front of the property features a driveway offering off-street parking and direct access to a garage. To the rear, a private and well-sized garden offers ample space for outdoor living and gardening enthusiasts alike. This is a move-in ready home with modern updates in a popular location—early viewing is highly recommended.

## MUST BE VIEWED







- Detached Bungalow
- Three Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen-Diner
- Three Piece Bathroom Suite & Separate W/C
- Driveway & Garage
- Well Presented Throughout
- Private Garden With Shed
- Easy Commuting Links
- No Upward Chain











ACCOMMODATION

Porch

3'11" x 3'2" (1.21m x 0.97m )

The porch has exposed brick walls, tiled flooring, a UPVC double-glazed panelled window to the front elevation, and a single UPVC door providing access into the accommodation.

Entrance Hall

13'8" x 8'11" (max) (4.17m x 2.73m (max))

The entrance hall has carpeted flooring and a radiator.

Living Room

15'10" x 11'11" (4.85m x 3.65m )

The living room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, coving to the ceiling, a radiator, a feature fireplace with a decorative surround, and a TV point.

Kitchen-Diner

15'10" x 10'11" (max) (4.84m x 3.35m (max))

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor hood, tiled flooring, partially tiled walls, space for a dining table, a radiator, coving to the ceiling, recessed spotlights, UPVC double-glazed windows to the side and rear elevation, and a single UPVC door providing access out to the garden.

Master Bedroom

12'2" x 11'5" (3.71m x 3.50m )

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling and a radiator.

Bedroom Two

11'5" x 10'9" (max) (3.50m x 3.28m (max))

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, access to the loft, and a radiator.

Bedroom Three

7'7" x 6'9" (2.32m x 2.06m )

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, and a radiator.

Bathroom

6'4" x 5'10" (1.94m x 1.78m )

The bathroom has a pedestal wash basin, a panelled bath with a hand-held shower, tiled flooring, partially tiled walls, a radiator, recessed spotlights and a UPVC double-glazed obscure window to the side elevation.

W/C

6'4" x 2'7" (1.94m x 0.80m )

This space has a low level flush W/C, tiled walls, and a UPVC double-glazed obscure window to the side elevation.

Garage

17'0" x 9'5" (5.19m x 2.89m )

The garage has lighting, power points, a single door to access the rear garden, and an up and over door opening out onto the front driveway.

OUTSIDE

To the front of the property is a gravelled area, a driveway leading to the garage, and gated access to the rear garden. To the rear is a private enclosed garden with a patio area, an outdoor power socket, a dwarf wall, gravel, a lawn, a range of plants and shrubs, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps - download / 220 Mbps - upload

Phone Signal – Good coverage for 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk Area - Low (Surface Water) / Very Low (Rivers & Sea)

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

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.

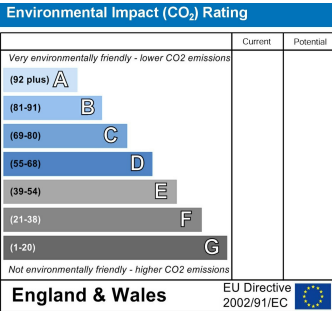
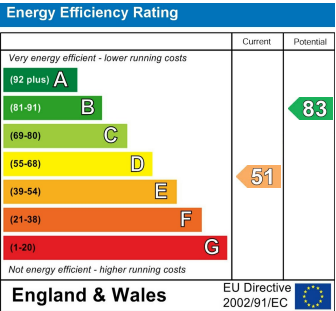
The vendor has advised the following:

Property Tenure is Freehold

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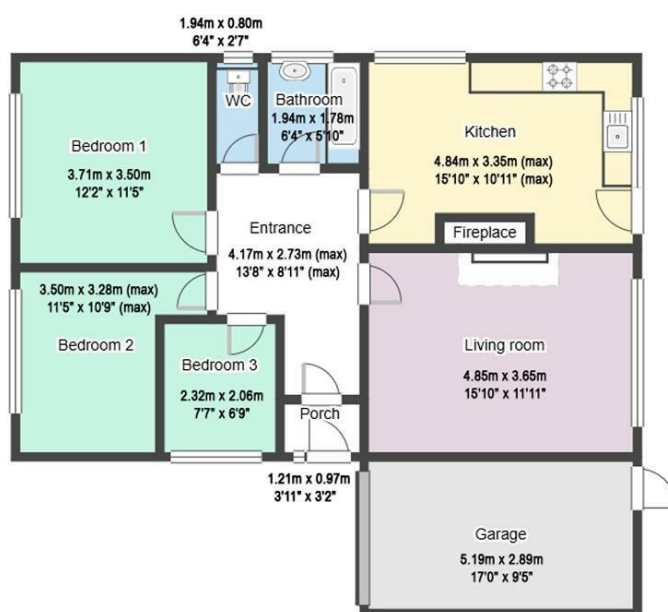
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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