

HoldenCopley

PREPARE TO BE MOVED

Broomfield Close, Sandiacre, Nottinghamshire NG10 5GP

Guide Price £230,000

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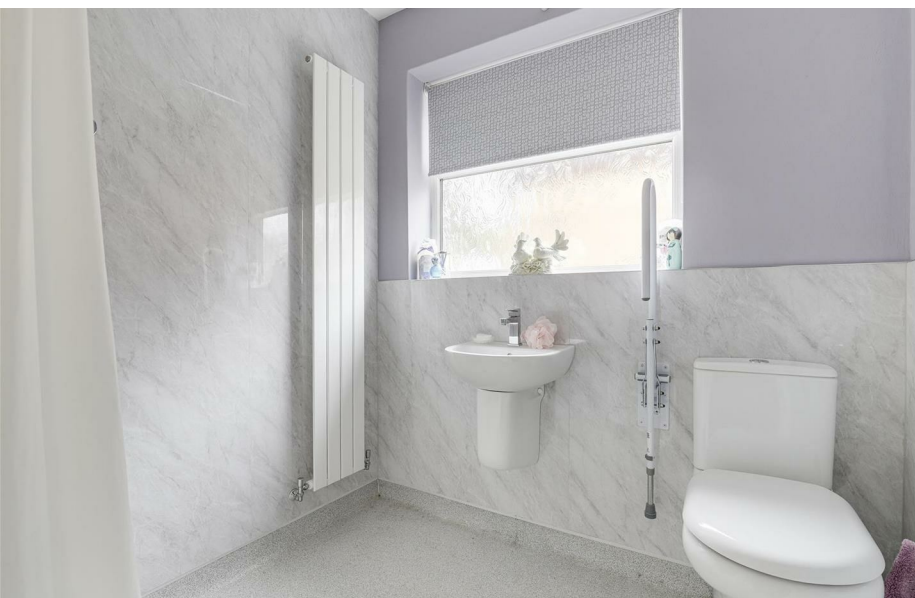
Guide Price: £230,000 - £250,000

NO UPWARD CHAIN...

This well-maintained two-bedroom detached bungalow is offered to the market with no upward chain, making it an ideal choice for anyone looking to move straight in and enjoy single-level living. Perfect for those wanting to lose the stairs, this lovely home is tucked away in a peaceful cul-de-sac in the popular area of Sandiacre. Sandiacre is a well-regarded location, offering a great balance between quiet residential living and excellent convenience. There are a range of local shops, cafés, and amenities nearby, along with easy access to transport links including the M1 and A52, providing direct routes to Nottingham, Derby, and surrounding areas. Internally, the accommodation comprises an entrance hall, a spacious living room with a feature fireplace, a fitted kitchen, a generous master bedroom, and a second bedroom currently used as a dining room. There is also a modern wet room-style bathroom. Outside, the property features an attractive lawned frontage with a driveway providing off-street parking and gated access to a detached garage at the rear. The private enclosed rear garden offers a lovely outdoor space with a well-kept lawn, a patio area perfect for seating, and a useful storage shed.

MUST BE VIEWED





- Detached Bungalow
- Two Versatile Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room With Feature Fireplace
- Wet Room Style Bathroom
- In-Built Cupboards
- Driveway & Garage
- Private Enclosed Garden
- Popular Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

10'6" x 9'7" (3.22m x 2.93m)

The entrance hall has wood-effect flooring, a radiator, an in-built cupboard, a UPVC double-glazed obscure window, and a single UPVC door providing access into the accommodation. Additionally, there is access to the loft.

Kitchen

9'11" x 8'11" (3.04m x 2.73m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with an electric hob and extractor hood, space and plumbing for a washing machine, space for a fridge freezer, a wall-mounted boiler, wood-effect flooring, tiled splashback, a radiator, an in-built cupboard, and a UPVC double-glazed window to the front elevation.

Living Room

16'0" x 10'8" (4.88m x 3.26m)

The living room has a UPVC double-glazed window to the front and side elevation, a radiator, a TV point, a feature fireplace with a decorative surround, and wall-light fixtures.

Bedroom One

12'11" x 10'8" (3.94m x 3.26m)

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

Bedroom Two / Dining Room

8'11" x 8'8" (2.74m x 2.66m)

The second bedroom, which is currently being used as a dining room, has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Wet Room Bathroom

6'5" x 5'6" (1.97m x 1.68m)

The bathroom has a low level dual flush WC, a wall-hung wash basin, a wall-mounted mains-fed rainfall shower and a handheld shower head, a grab handles, waterproof splashback, vinyl flooring, a vertical radiator, recessed spotlights, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a block-paved driveway with gated access to the garage towards the rear. Additionally, there is a well-maintained front lawn with a range of plants and shrubs.

Rear

To the rear of the property is a private enclosed garden with block-paved and patio areas, access into the garage, steps down to a lawn, a range of plants and shrubs, a shed, mature trees, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
- Phone Signal - Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply

- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Other Material Issues – N/A
- Any Legal Restrictions – N/A

DISCLAIMER

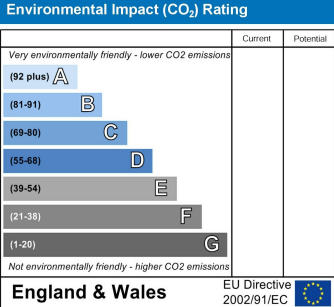
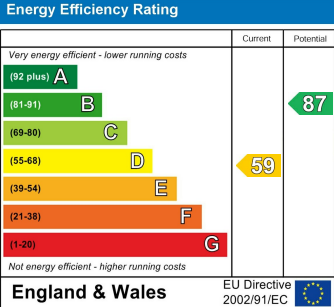
Council Tax Band Rating - Erewash Borough Council - Band C
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

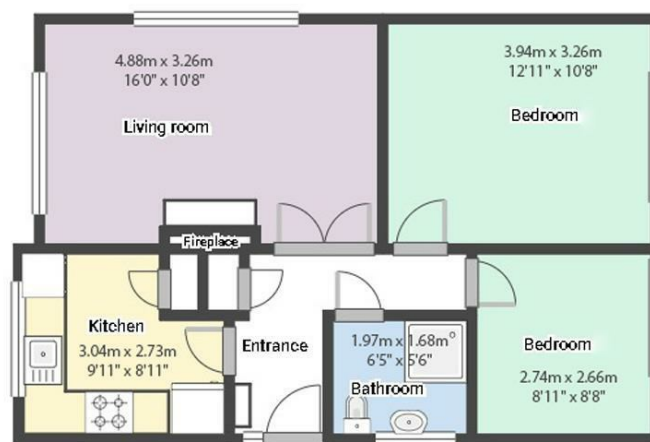
The vendor has advised the following:
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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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