

HoldenCopley

PREPARE TO BE MOVED

Balmoral Close, Sandiacre, Nottinghamshire NG10 5LF

Offers Over £400,000

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WELL-PRESENTED DETACHED BUNGALOW...

This well-presented detached bungalow offers spacious and versatile accommodation throughout, making it an excellent choice for a range of buyers. Situated in a popular location, the property is within easy reach of local shops, great schools, and excellent transport links, ensuring convenient day-to-day living. The accommodation comprises a porch, a generous living room featuring a feature fireplace, and an open sun room with double French doors leading out to the rear garden. There is also a fitted kitchen-diner, a utility space, and three double bedrooms. Two of the bedrooms benefit from en-suite facilities and fitted wardrobes, while the third enjoys its own dressing room. A three-piece bathroom suite and loft access complete the internal layout. Outside, the property boasts two driveways to the front, providing ample off-road parking. To the rear is a low-maintenance garden featuring a paved patio area, a block-paved section, and a summer house.

MUST BE VIEWED





- Detached Bungalow
- Three Double Bedrooms
- Well Appointed Fitted Kitchen-Diner & Utility Room
- Living Room With Feature Fireplace
- Spacious Sunroom
- Three Piece Bathroom & Two En-Suites
- Off-Road Parking
- Private Low Maintenance Rear Garden
- Popular Location
- Must Be Viewed





ACCOMMODATION

Porch

5’11" × 5’6" (1.82m × 1.68m)

The porch has wood-effect flooring, a radiator, a skylight, recessed spotlights and a single composite door providing access into the accommodation.

Living Room

16’9" × 12’5" (5.11m × 3.78m)

The living room has a UPVC double-glazed bow window to the front elevation, wood-effect flooring, a feature fireplace, two radiators and coving.

Dining Room

13’9" × 7’1" (4.19m × 2.16m)

The dining room has wood-effect flooring, a vertical radiator, a fitted double wardrobe, coving and recessed spotlights.

Sun Room

10’10" × 10’9" (3.30m × 3.28m)

The sun room has UPVC double-glazed windows to the side and rear elevations, wood-effect flooring, a radiator, recessed spotlights and UPVC double French doors providing access out to the garden.

Kitchen

23’7" × 7’8" (7.19m × 2.34m)

The kitchen has a range of fitted base and wall units worktops and a splashback, an integrated oven, a sink with a drainer, space and plumbing for a dishwasher, space for a fridge-freezer, a hob with an extractor hood, tiled flooring, space for a dining table, coving, recessed spotlights, access into the loft, UPVC double-glazed windows to the front, side and rear elevations and a single composite door providing side access.

Utility Room

7’6" × 4’4" (2.29m × 1.33m)

The utility room has a fitted worktop, space and plumbing for a washing machine and tumble dryer, tiled flooring, coving, recessed spotlights and a UPVC double-glazed window to the front elevation.

Hall

7’3" × 4’9" (2.23m × 1.46m)

The hall has wood-effect flooring, coving, recessed spotlights and access into the loft.

Master Bedroom

12’4" × 8’8" (3.76m × 2.64m)

The main bedroom has UPVC double-glazed windows to the front elevations, carpeted flooring, a radiator, fitted wardrobes with mirrors, coving, recessed spotlights and access into the en-suite.

En-Suite

7’1" × 3’10" (2.16m × 1.17m)

The en-suite has a low level flush W/C, a vanity style wash basin, a walk-in shower enclosure with a mains-fed shower, wood-effect flooring, waterproof wall panelling and tiles to the walls, a chrome heated towel rail, coving and recessed spotlights.

Bedroom Two

11’6" × 9’1" (3.51m × 2.77m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, fitted floor to ceiling sliding door wardrobes and coving.

Bedroom Three

16’3" × 8’8" (4.95m × 2.64m)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, coving, recessed spotlights and access into the en-suite.

Dressing Room

8’8" × 4’4" (2.64m × 1.32m)

The dressing room has carpeted flooring, a radiator, a fitted floor to ceiling wardrobe and a single composite door providing side access.

En-Suite

7’7" × 2’11" (2.31m × 0.89m)

The en-suite has a low level flush W/C, a wall-mounted wash basin, a fitted shower enclosure, partially tiled walls, a radiator and an extractor fan.

Bathroom

7’0" × 5’10" (2.13m × 1.78m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath, wood-effect flooring, tiled walls, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front there are two block paved driveways, decorative stoned areas, mature trees, courtesy lighting and a gate providing rear access.

Rear

To the rear is a private garden with a block paved patio, a summer house, a paved patio, an outdoor power socket, an outdoor tap, courtesy lighting and fence-panelled boundaries.

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 1800 Mbps and Upload Speed 220 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years +

Medium chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions –

Other Material Issues –

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band D

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.

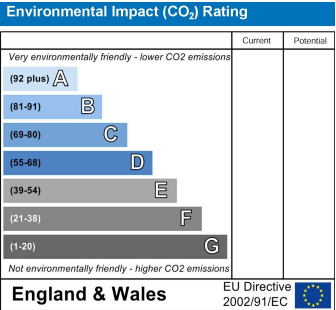
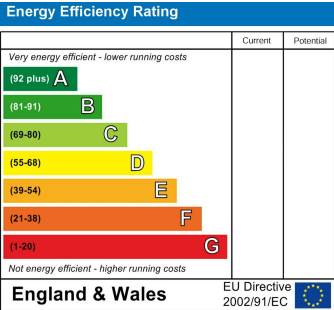
The vendor has advised the following:

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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