



Sandwell Close,  
Long Eaton, Nottingham  
NG10 3RG

**Price Guide £350-375,000**  
**Freehold**



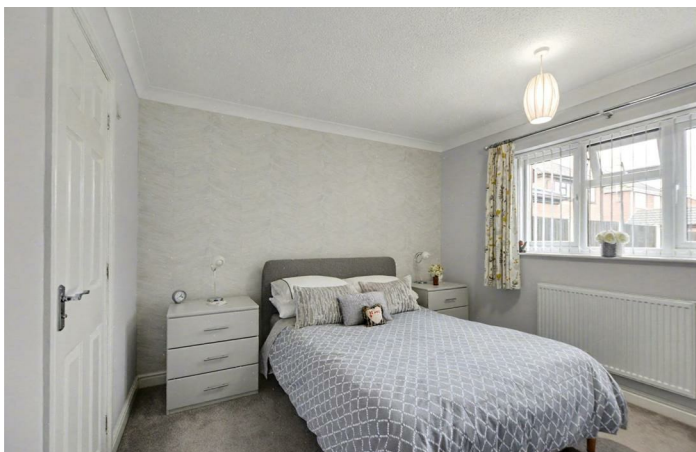


A TWO BEDROOM DETACHED BUNGALOW OFFERING SPACIOUS ACCOMMODATION, SELLING WITH NO UPWARD CHAIN.

Robert Ellis are delighted to offer to the market a two bedroom detached bungalow situated within the highly sought-after Pennyfields Development, offered for sale with no onward chain. The property has been modernised throughout, providing stylish and comfortable accommodation ready for immediate occupation. The layout includes a spacious lounge, contemporary fitted kitchen, two bedrooms, the main bedroom featuring its own WC, and a well-appointed bathroom. Outside, there is a detached garage, off-road parking and a low-maintenance garden ideal for easy outdoor living. Perfectly positioned close to local shops, amenities and transport links, this is an excellent opportunity to purchase a beautifully presented bungalow in one of the area's most desirable locations.

This well presented detached bungalow arrives to the market offering no onward chain. Internal accommodation briefly comprises of an entrance hall, living room, inner hallway, kitchen, two bedrooms with the master bedroom boasting a WC and a shower room.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, if required there are schools for all ages within walking distance of the property, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields which are across the main Wilsthorpe Road and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Composite front entrance door, carpeted flooring, coving to the ceiling and doors to:

### Living Room

17'9" max x 11'5" approx (5.42m max x 3.49m approx)  
UPVC double-glazed windows to the side and front, two radiators, a TV point, coving to the ceiling, a feature fireplace with a decorative surround, and carpeted flooring.

### Inner Hall

10.3 x 2'9 approx (3.05m.0.91m x 0.84m approx)  
Carpeted flooring, access hatch to the loft and doors to:

### Dining Kitchen

11'9 x 8'8 approx (3.58m x 2.64m approx)  
Fitted with a range of base and wall units with work surfaces over, a composite 1½ bowl sink and drainer with a swan-neck mixer tap, an integrated oven with gas hob over and extractor fan above, space and plumbing for a washing machine, a radiator, tiled splashback, vinyl flooring, and two UPVC double-glazed windows to the front and side.

### Bedroom 1

11'5 x 10'5 approx (3.48m x 3.18m approx)  
UPVC double glazed window to the rear, a radiator, a fitted wardrobe with sliding doors, carpeted flooring, and access to:

### En-Suite w.c.

8'10 x 3'4 approx (2.69m x 1.02m approx)  
Low flush w.c., a wall-mounted wash hand basin with a tiled splashback, a chrome heated towel rail, and wood-effect flooring.

### Bedroom 2

10'5 x 8'10 approx (3.18m x 2.69m approx)  
UPVC double glazed window to the rear, a radiator, coving to the ceiling, and carpeted flooring.

### Shower Room

7'1 x 5'5 approx (2.16m x 1.65m approx)  
UPVC double-glazed obscure window to the side, a low-level flush w.c., a pedestal wash hand basin, a walk-in

shower with a rainwater shower head and hand held shower, a chrome heated towel rail, partially tiled walls, and tiled flooring.

### Outside

To the front of the property there is a driveway with double gated access to the garage, lawned garden with gravelled borders and an outside tap.

To the rear there is an enclosed garden with a patio area, lawned garden with planted borders, access to the garage, and fencing to the boundaries.

### Garage

16'7 x 8'2 approx (5.05m x 2.49m approx)  
Up and over door to the front, side pedestrian door leading to the rear garden.

### Directions

Proceed out of Long Eaton along Derby Road turning left at the traffic island into Wilsthorpe Road. At the traffic island with West Park Leisure Centre turn right into Pennyfields Boulevard and continue for some distance, turn right into Fulwood Drive and Sandwell Close can be found as a turning on the left hand side.

8915AMCO

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 30mbps

Ultrafast 1800mbps

Phone Signal – 02, EE, Vodafone, Three

Sewage – Mains supply

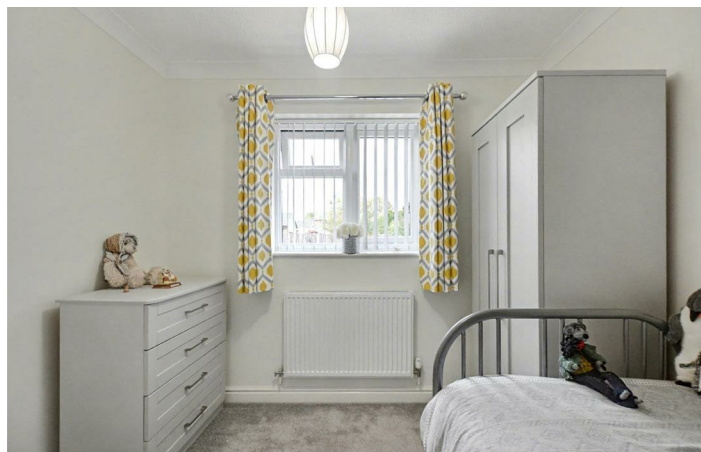
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

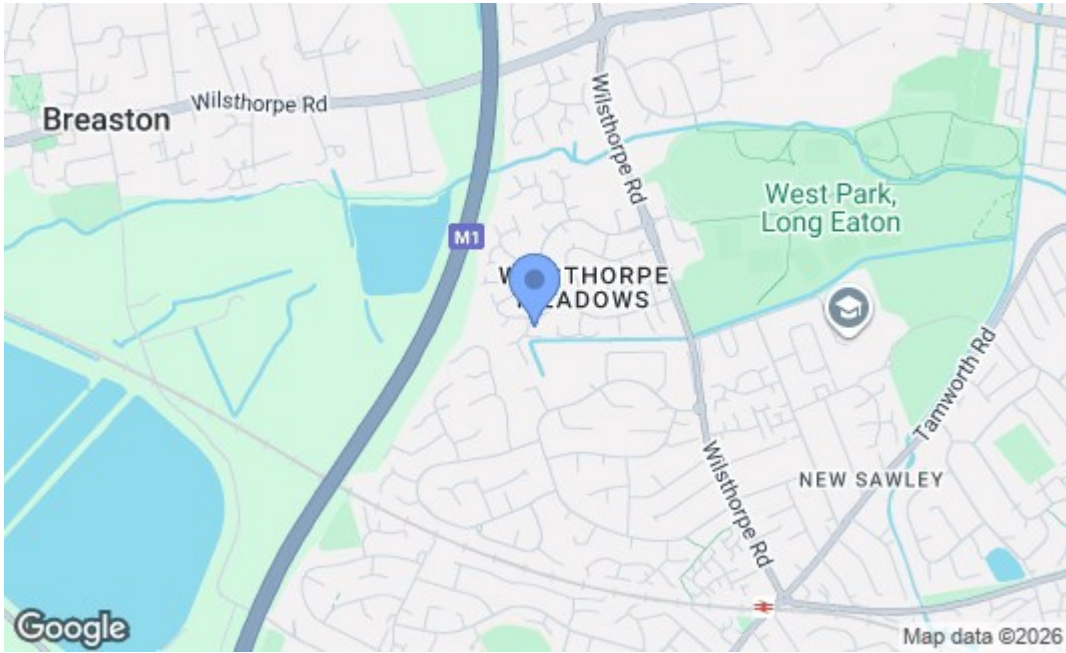
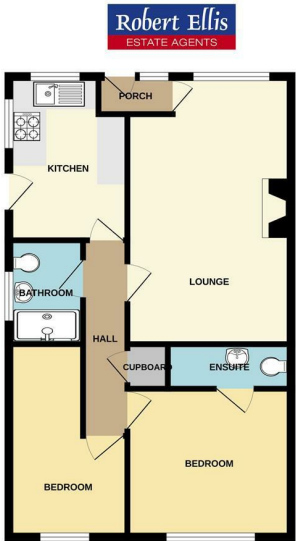
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







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

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.