



Copseside Close,
Long Eaton, Nottingham
NG10 3QD

Price Guide £255-265,000
Freehold



A TWO BEDROOM DETACHED BUNGALOW LOCATED ON THE POPULAR EATON GRANGE DEVELOPMENT AND IS BEING SOLD WITH NO ONWARD CHAIN.

Robert Ellis are pleased to market this spacious bungalow that is conveniently located close to amenities. The enclosed porch provides access to the good sized lounge diner. The inner hallway leads to the kitchen, bedrooms and shower room. The kitchen has a window overlooking the front and benefits from integral items door access to the side. The master bedroom has fitted bedroom furniture and the second bedroom could also be used as a dining room and leads to the conservatory that overlooks the rear garden. The shower room is modern fitted with a walk in shower cubicle. To the front the garden is low maintenance and there is a driveway providing off road parking and access to the single detached garage. The rear garden is fully enclosed and offers a excellent privacy and door access to the garage.

The property is only a few minutes drive away from the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and the transport links include J25 of the M1 which is only a couple of minutes drive away, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

4'9" x 3'2" approx (1.47m x 0.97m approx)

Composite entrance door with diamond shape obscure light panels within, floor to ceiling light panel to the side, door leading into:

Lounge/Diner

18'6" x 11'5" approx (5.64m x 3.49m approx)

UPVC double glazed bow window to the front, coving, radiator. electric fireplace with an Adam style surround with marble hearth and insert, glazed door opening into:

Inner Hall

Loft access hatch, airing/storage cupboard with shelving and housing the hot water cylinder.

Kitchen

12'3" x 8'10" approx (3.75m x 2.7m approx)

UPVC double glazed window to the front, wall, base and drawer units with laminate work surface over, tiled splashback, stainless steel sink and drainer with chrome mixer tap, integrated four ring gas burner, space and plumbing for a washing machine, space for an under-counter fridge or freezer, space for a tall fridge freezer, vertical wall mounted radiator, composite door with floor to ceiling light panel to the side, cupboard housing the wall mounted boiler, vinyl flooring and extractor.

Bedroom 1

11'5" x 12'7" approx (3.49m x 3.86m approx)

UPVC double glazed window to the rear, built-in bedroom furniture comprising of wardrobes with hanging rails and shelving, drawers and storage over, radiator.

Bedroom 2

8'9" x 9'8" approx (2.69m x 2.97m approx)

UPVC double glazed French doors to the conservatory, radiator, wardrobes with shelving.

Shower Room

7'1" x 5'8" approx (2.18m x 1.75m approx)

Obscure UPVC double glazed window to the side, walk-in shower cubicle with Mira Advance electric shower, sliding door and aqua board splashbacks, low flush w.c., vanity wash hand basin with chrome mixer tap, tiled walls, wall

mounted vertical radiator, laminate flooring and extractor fan.

Conservatory

10'1" x 7'5" approx (3.08m x 2.27m approx)

Dwarf wall, UPVC double glazed windows and door, light and a radiator.

Outside

There is a block paved driveway to the front providing access to the garage, low maintenance garden with slate and decorative chippings.

The low maintenance rear garden has paved and decked areas, two storage sheds, personnel door to the garage.

Garage

8'10" x 17'5" approx (2.71m x 5.33m approx)

Brick construction with a single up and over door, pitched roof with storage, power and light.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and turn left into Grange Farm Close and bear right into Copseside Close. 9447MH

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 13mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, Vodafone, 02, Three

Sewage – Mains supply

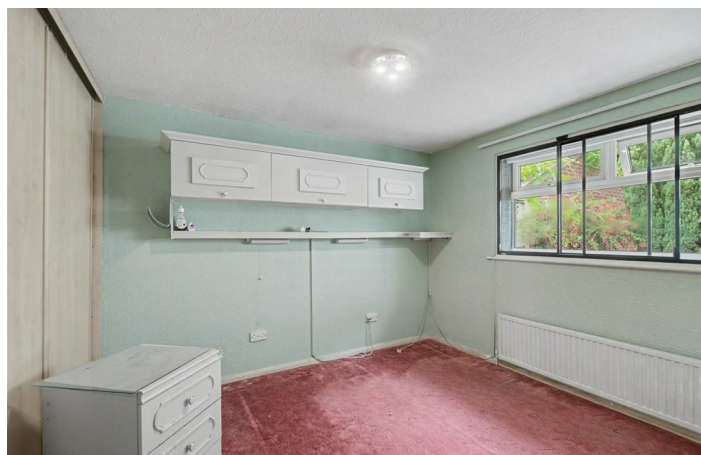
Flood Risk – No flooding in the past 5 years

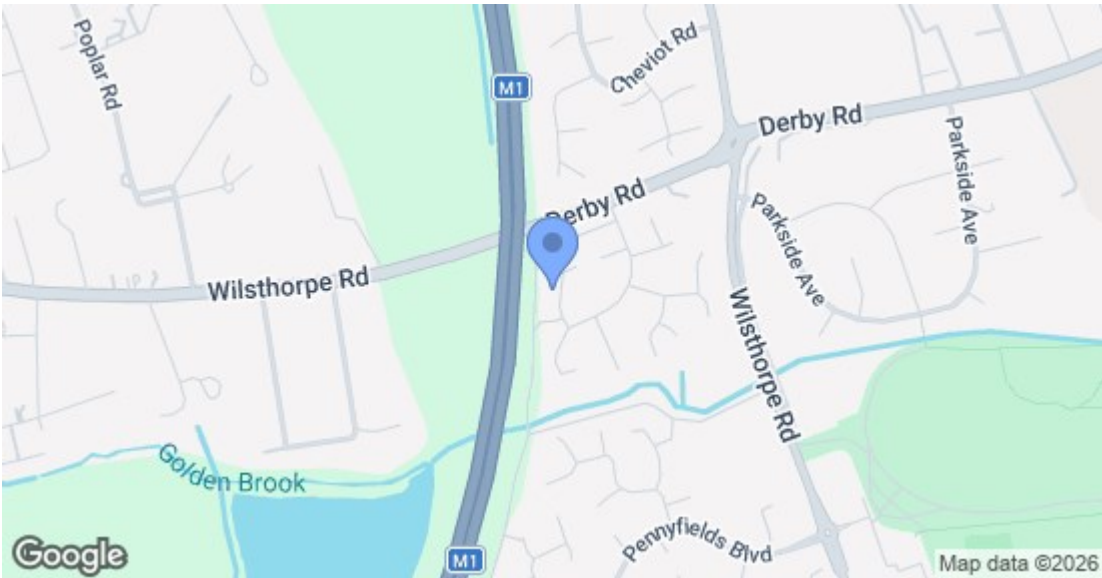
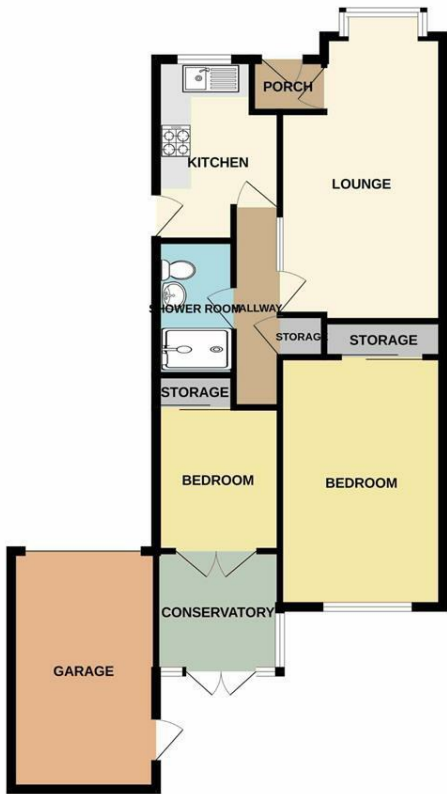
Flood Defenses – No

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		
	65	74
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.