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Willow Close, Broadmeadows, £250,000

- DETACHED BUNGALOW
- TWO BEDROOMS AND DINING ROOM
- GENEROUSLY PROPORTIONED
- CUL-DE-SAC POSITION
- NO UPWARD CHAIN
- ENERGY RATING C



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green & May are delighted to offer to the market this versatile bungalow within this sought after cu-de-sac. The property is being sold with no upward chain and we would recommend early viewing to avoid disappointment. Briefly the accommodation comprises: Entrance hall, lounge, fitted kitchen, bedroom three/dining room which opens into the conservatory. There are two bedrooms with fitted wardrobes and a shower room. To the outside there is ample car parking to the front and a lawn. To the rear there is a further generous lawn with well established decorative borders. The bungalow is well placed for commuting to the surrounding commercial centres of Nottingham, Derby, Mansfield and Chesterfield. These centres can be accessed by the M1/A38. Lying just off the A38 is The East Midlands Designer Outlet which provides retail opportunities, restaurants and coffee shops.

Accommodation

Entrance Hallway

With double glazed door to the front elevation, central heating radiator and coving to the ceiling.



Lounge (15' 08" x 11' 10") or (4.78m x 3.61m)

With double glazed window to the front elevation, two wall lights, central heating radiator, TV aerial connection point and feature fire on marble effect hearth.



Fitted Kitchen (14' 04" x 8' 06") or (4.37m x 2.59m)

With a range of wall and base units incorporating drawers, contrasting rolled edged work surfaces and complementary tiling to the walls. There is a single drainer sink unit sink unit with mixer tap, plumbing for automatic washing machine, gas point, appliance space, extractor fan, cupboard housing the gas central heating boiler, central heating radiator and double glazed window and door.



Conservatory (11' 01" x 8' 08") or (3.38m x 2.64m)

The conservatory has a brick base with double glazed windows and door to the rear garden and a tiled floor.



Bedroom 1 (13' 03" x 11' 08") or (4.04m x 3.56m)

Plus wardrobe depth. With double glazed window to the front elevation, central heating radiator, TV aerial connection point and a range of fitted wardrobes.



Bedroom 2 (14' 05" x 9' 01" Max) or (4.39m x 2.77m Max)

With a range of built in furniture to include wardrobes with over head cupboards, and bedside cabinets and a set of drawers. There is a double glazed window to the rear elevation, TV aerial connection point and a central heating radiator.



Bedroom 3 / Dining Room (10' 11" x 8' 11") or (3.33m x 2.72m)

With coving to the ceiling, central heating radiator, and archway to conservatory.



Shower Room

This is a good sized shower room with tiled shower cubicle with grab rail, low level WC, pedestal wash hand basin, complementary tiling to the walls, double glazed window to the rear elevation and central heating radiator.



Outside

The property is situated on a generous plot with a driveway to the front which provides ample off road car parking and a lawn. To the rear there is good size lawn and well stocked mature borders. There is an external light and tap and a paved patio area.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the seller's ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:69

Tenure

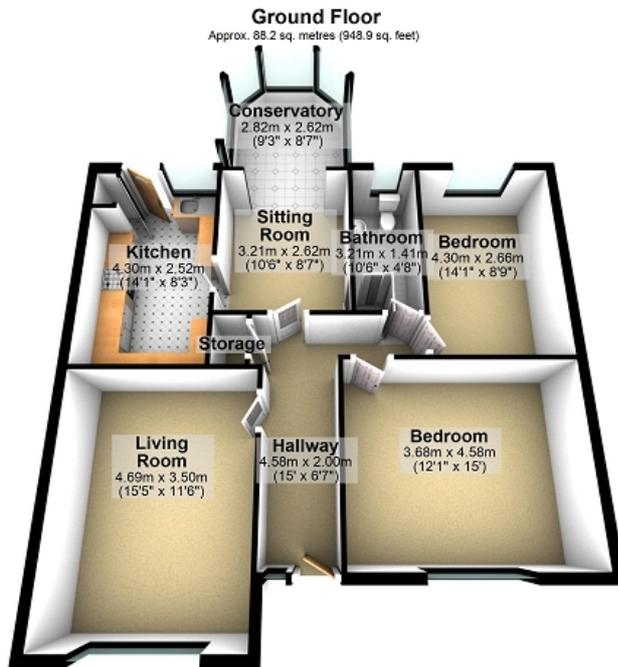
We are informed that the tenure is Freehold

Council Tax

Band D

Directions

For Satellite Navigation the Post Code is DE55 3AP



Total area: approx. 88.2 sq. metres (948.9 sq. feet)

Disclaimer: Whilst every attempt has been made to ensure the accuracy of the floorplan, all measurements, fixed installations, and furnishings are for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.