

Hoff Close,
Long Eaton, Nottingham
NG10 4BQ

O/I/R £325,000 Freehold

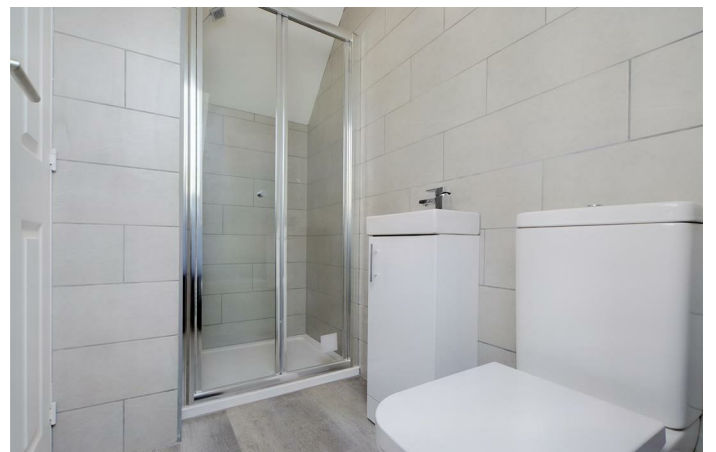


THIS IS A BRAND NEW FOUR BEDROOM LINK DETACHED PROPERTY SITUATED IN A QUIET CUL-DE-SAC CLOSE TO MANY LOCAL AMENITIES AND FACILITIES.

Being situated on Hoff Close which is off Briar Gate, this brand new link detached property is now completed and ready for immediate occupation. The property has been built by DA Pritchard, a local builder with an excellent reputation for building quality homes in the area. The accommodation is arranged on three levels and for all that is included to be appreciated, we recommend interested parties do take a full inspection so they can see the size of the accommodation and privacy of the gardens for themselves.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and being a brand new property is covered by the usual 10 year NHBC Guarantee. In brief the property offers well proportioned accommodation which has floor coverings throughout and being anew home is extremely well insulated which will help to keep running costs down to a minimum. The property has all the benefits of gas central heating and double glazing and is entered through a stylish composite front door to the hall, off which there is a ground floor w.c. There is a lounge/sitting room and exclusively fitted dining kitchen which has extensive ranges of wall and base units and integrated appliances. To the first floor the landing leads to three bedrooms, the main bedroom having a shower room en-suite and the main bathroom. To the second floor the landing leads to two further double bedrooms, one of which has a shower room en-suite. Outside there is an adjoining brick garage, block paved car standing and the main gardens are positioned at the rear of the house where there is a patio leading onto a lawned garden, all of which is kept private by having a wall and fencing to the boundaries.

The property is well placed for easy access to all the amenities and facilities provided by the area with there being a Co-op convenience store across the road with all the main shopping facilities found in Long Eaton are only a short drive away and these include Tesco, Asda and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields 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.



Porch

Open porch with an outside light leading through a stylish composite front door which has three inset double glazed block panels to:

Reception Hall

Karndean flooring which extends through to the ground floor w.c. and kitchen, stairs leading to the first floor, radiator and two power points.

Ground Floor w.c.

Having a white low flush w.c., hand basin with mixer tap and cupboard under, radiator, Karndean flooring and X-pelair fan.

Lounge/Sitting Room

13'9 x 12'6 approx (4.19m x 3.81m approx)

Double glazed window to the front and double opening double glazed French doors with matching side panels leading out to the rear garden, radiator, 10 power points and a TV point.

Dining/Living Kitchen

13'8 x 13'5 approx (4.17m x 4.09m approx)

The exclusively fitted kitchen has blue cupboard and drawer fronts which have brushed stainless steel fittings and includes a 1 1/2 bowl sink with a mixer tap and a four ring induction hob set in a work surface which extends to two walls and has an integrated washing machine, cupboards, oven, integrated dishwasher and drawers below, upright integrated fridge and freezer, upright shelved cupboard and the Ideal Logic boiler is housed in a further upright storage cupboard, matching eye level wall cupboards, tiling to the walls by the work surface areas with an extractor hood over the cooking area, double glazed window to the front, double glazed French doors with matching side panels leading out to the garden, Karndean flooring, radiator, recessed lighting to the ceiling and brushed stainless steel light switches and power points.

First Floor Landing

The spacious landing has a second flight of stairs with a balustrade leading to the second floor, radiator and a cupboard housing a large cyclone plus hot water storage tank.

Bedroom 1

13'9 x 12'6 reducing to 9'3 approx (4.19m x 3.81m reducing to 2.82m approx)

Double glazed windows to the front and rear, radiator, 8 power points and a TV point.

En-Suite Shower Room

The en-suite to this bedroom has a walk-in shower with a mains flow shower system, tiling to three walls and a folding glazed door, hand basin with mixer tap and cupboard under, low flush w.c., half tiled walls, chrome ladder towel radiator, recessed lighting to the ceiling and Karndean flooring.

Bedroom 2

13'8 x 7'9 approx (4.17m x 2.36m approx)

Double glazed windows to the front and rear, radiator, 8 power points and a TV point.

Bathroom

The main bathroom is fully tiled and has a white suite with a panelled

bath having chrome hand rails and a mains flow shower over and a protective screen, hand basin with a mixer tap and a double cupboard below, low flush w.c., chrome heated ladder towel radiator, opaque double glazed window, recessed lighting to the ceiling, X-pelair fan and Karndean style flooring.

Second Floor Landing

The balustrade continues from the stairs onto the landing, Velux window to the sloping ceiling and a radiator.

Bedroom 3

11' x 10'4 approx (3.35m x 3.15m approx)

Velux window to the sloping ceiling, radiator, 8 power points and a TV point.

En-Suite

The en-suite to this bedroom has a shower with a mains flow system, tiling to three walls and a protective glazed folding door, hand basin with a mixer tap and cupboard under, low flush w.c., walls fully tiled, chrome heated ladder towel radiator, Velux window in the sloping ceiling and Karndean flooring.

Bedroom 4

12'7 x 12' approx (3.84m x 3.66m approx)

Two Velux windows to the sloping ceiling and a double glazed window to the side, radiator, 8 power points and a TV point.

Outside

At the front of the house there is a slabbed pathway leading to the front door and there is a garden area in front of the house. To the right of the house there is an adjoining garage with a block paved area to the side and a gate leads through to the rear garden. There is a slabbed patio to the immediate rear of the house which leads onto a lawned garden which has a wall running along the right hand boundary with fencing to the rear and left hand boundaries. There is an outside water supply provided and an external lighting by the French doors at the rear.

Garage

15'9 x 10' approx (4.80m x 3.05m approx)

To the right hand side of the house there is a brick garage with a pitched tiled roof which will have a door to the front and a half opaque double glazed door to the rear, power points and lighting, electric consumer unit and a hatch to the roof space above.

Directions

Proceed out of Long Eaton along Derby Road and after the bend turn right into Briar Gate and continue to the end and Hoff Close can be found as a turning on the left.

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Agents Notes

The photos are for illustration only.

Reservation Fee

Each purchaser will pay a non refundable deposit of £2,500.00 to the sellers solicitors within 14 days of instruction

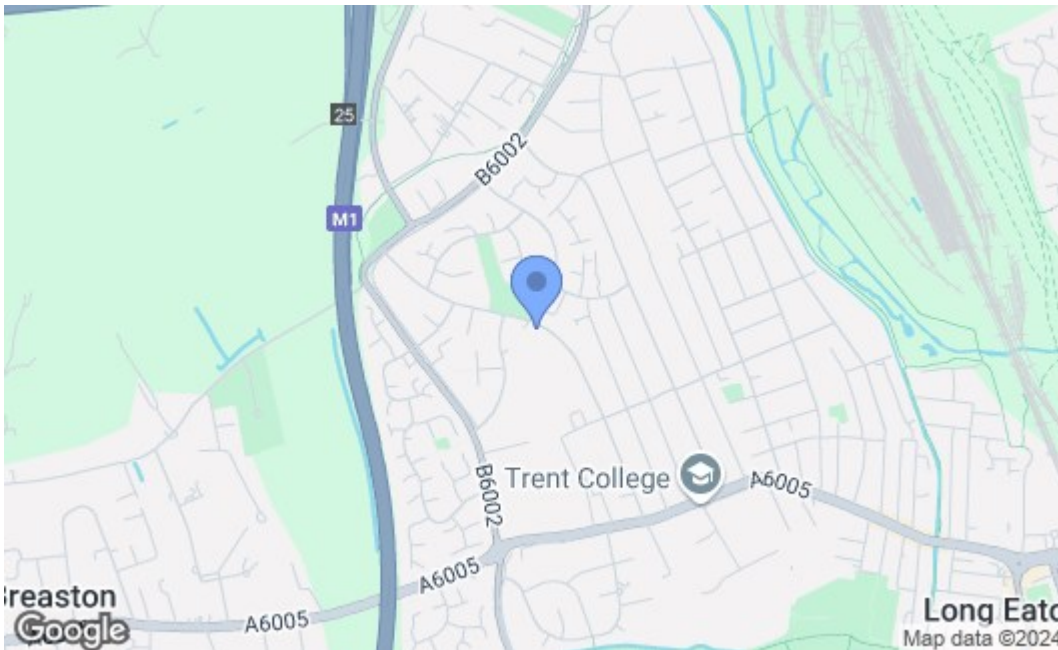




TOTAL FLOOR AREA: 2127 sq.ft. (197.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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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 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.