



Cornwall Drive,  
Long Eaton, Nottingham  
NG10 2GR

**O/I/R £365,000 Freehold**



A SIMPLY STUNNING THREE DOUBLE BEDROOM DETACHED FAMILY HOUSE BUILT CIRCA 2018 TO AN EXTREMELY HIGH SPECIFICATION, OFFERING AN ENERGY EFFICIENT HOME WITH THE REMAINDER OF A 10 YEAR BUILD WARRANTY.

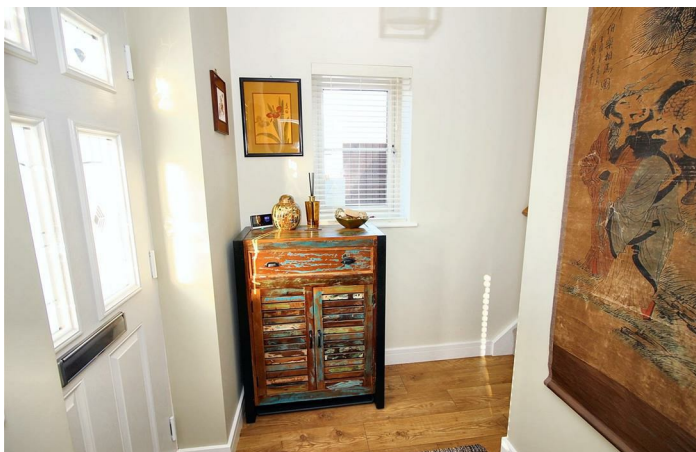
This individually designed and built property offers all the latest technologies such as zoned underfloor heating to the ground floor with radiators to the first floor served from a Ideal Logic condensing boiler and hot water pressured system. There are CAT 5 points served from a full fibre BT connection and Smart CCTV system and alarm.

Further feature of this property include a fully fitted family dining kitchen with integrated appliances, useful utility room and cloaks/w.c. There are three well proportioned bedrooms, the master with a walk-in dressing room and luxurious en-suite shower room and the family bathroom also has a touch of luxury with bath and separate shower cubicle.

Tucked away from the hustle and bustle of every day life in this little known unadopted street which has a newly laid surface. Extremely conveniently located close to the town centre of Long Eaton which offers a wide range of shops and services as well as Asda and Tesco.

There are highly regarded schools for all ages within easy reach including The Elms and Trent College private schools. There are superb transport links with Long Eaton having its own train station with direct access to London St Pancreas, J25 of the M1 motorway is a short drive away as is the park and ride for the Nottingham tram. Also nearby can be found the picturesque Attenborough Nature Reserve, local leisure facilities.

The property enjoys ample off street parking with gated access to a side driveway and a detached brick built garage. Cornwall Drive benefits from a newly laid road. The rear gardens are attractively landscaped with patio and lawn. The focal point of the living room is a contemporary Scandinavian log burner. With so many features, we strongly recommend an internal viewing to fully appreciate the property and accommodation on offer.



### Entrance Hall

Composite double glazed front entrance door, double glazed window, stairs to the first floor and oak internal door to:

### Living Room

15'1" x 14'9" approx (4.62m x 4.5m approx)

The focal point of the room is the Scandinavian log burner with storage space for logs and granite hearth. TV point, understairs store cupboard housing floor heating manifold. Double glazed window to the front and oak internal door to:

### Central Hallway

With oak internal door to cloakroom/w.c. and double doors to the dining kitchen.

### Cloakroom/w.c.

Incorporating a two piece suite comprising of a wash hand basin with vanity unit and low flush w.c., double glazed window.

### Family Dining Kitchen

18'4" x 12'4" approx (5.59m x 3.78m approx)

The kitchen area is finished in a grey high gloss fitted range of wall, base and drawer units with contrasting earth stone work surfacing and inset composite single bowl sink unit with single drainer. Integrated appliances including electric oven, hob and extractor hood over. Fridge, freezer and dishwasher. TV point. Door to the utility room, double glazed window and French doors opening to the rear garden.

### Utility Room

9'10" x 4'0" approx (3.02m x 1.22m approx)

Fitted units to match the kitchen comprising of a double larder unit, eye level units and base units with contrasting earth stone work surface, inset stainless steel sink unit with single drainer. Plumbing and space for a washing machine, space for a tumble dryer and a double glazed window.

### First Floor Landing

Double glazed window, built-in storage cupboard, doors to bedrooms and bathroom. Hatch and ladder to partially boarded loft with light and power and housing the Ideal Logic gas condensing boiler and pressurised hot water tank.

### Bedroom 1

12'2" x 11'8" overall approx (3.71m x 3.56m overall approx)

Radiator, TV point, double glazed window to the rear and partially open to:

### Dressing Room

6'2" x 6'0" approx (1.88m x 1.83m approx)

Contemporary fitted wardrobe and door to:

### En-Suite

Offering a contemporary wet room style with floating wash hand basin, low flush w.c. and walk-in shower area with screen and twin rose thermostatically controlled mixer shower attachment. Porcelanosa tiling to floor and walls, obscure double glazed window.

### Bedroom 2

12'4" x 11'1" approx (3.78m x 3.4m approx)

Radiator, TV point, double glazed window to the front.

### Bedroom 3

9'3" x 8'11" approx (2.84m x 2.72m approx)

Currently used as a study, although is a generous third bedroom with a radiator, TV point and double glazed window to the front.

### Bathroom

A luxurious four piece Porcelanosa suite with contemporary tiling to floor and walls. Floating wash hand basin, low flush w.c., bath tub with central mixer taps and walk-in shower cubicle with twin rose thermostatically controlled shower system. Heated towel rail and double glazed window.

### Outside

To the front of the property is a gravelled forecourt and driveway providing parking for 2/3 vehicles, there are wrought iron gates along the side of the driveway providing further off street parking which in turn leads to a detached brick built garage with up and over door, light and power.

The rear garden is enclosed with an attractive paved patio area and lawn.

### Directions

Proceed out of Long Eaton Nottingham Road and turn right into Station Road, turning almost immediately left onto Cornwall Drive where the property can be found on the left hand side.

7745AMPS

### Council Tax

Erewash Borough Council Band D



GROUND FLOOR



1ST FLOOR



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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given 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			92
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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