Robert Ellis

look no further...







Copestake Close, Long Eaton, Nottingham NGI0 3ST

£325,000 Freehold







A WELL PRESENTED, EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING, ENCLOSED GARDEN AND GARAGE.

Robert Ellis are delighted to bring to the market this extended and well presented three bedroom semi-detached house with off street parking and enclosed rear garden perfect for a wide range of buyers. The property is constructed of brick and benefits double glazing and gas central heating throughout and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises; An entrance hallway, downstairs WC, bay fronted lounge, utility room and extended open plan kitchen/dining/living space with integrated appliances and an island. To the first floor the landing leads to three generous bedrooms and the family bathroom. The master bedroom boasts a large en-suite bathroom with a jacuzzi bath and walk-in shower. To the exterior the property benefits off street parking and to the rear there is a low maintenance and enclosed garden with patio area and access into the garage complete with power, lighting and an up and over manual door.

Located in the popular residential town of Long Eaton close to a wide range of local schools, shops and parks. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the MI, A50 and A52 to both Nottingham and Derby. East Midlands Airport and Long Eaton train station are just a short drive away.





Entrance Hall

Composite front door, laminate flooring, radiator, painted plaster ceiling, ceiling light.

Ground Floor w.c.

 $2'4 \times 5'0 \text{ approx } (0.71\text{m} \times 1.52\text{m approx})$

UPVC double glazed patterned window overlooking the front, tiled flooring, low flush w.c., wall mounted sink, painted plaster ceiling. ceiling light.

Lounge

 $11'3 \times 14'8 \text{ approx } (3.43\text{m} \times 4.47\text{m approx})$

UPVC double glazed bay window overlooking the front, carpeted flooring, gas fire, radiator, under stairs storage cupboard, painted plaster ceiling, ceiling light.

Living/Dining Kitchen

 $25'3 \times 15'7 \times 21'0 \text{ approx} (7.70\text{m} \times 4.75\text{m} \times 6.40\text{m} \text{ approx})$

UPVC double glazed bi-folding doors and French doors overlooking and leading to the rear garden, tiled flooring with underfloor heating, radiator, wall, base and drawer units with work surfaces over, island with inset stainless steel sink and drainer with boiling water tap, integrated dishwasher, integrated electric double oven, induction hob, extractor fan, space for fridge/freezer, radiator, power points integrated into the island, painted plaster ceiling, spotlights.

Utility Room

 $4'6 \times 9'2 \text{ approx} (1.37m \times 2.79m \text{ approx})$

UPVC double glazed window overlooking the front, tiled flooring, space for washing machine, space for tumble dryer, painted plaster ceiling, ceiling light.

First Floor Landing

Carpeted flooring, built in storage cupboard, loft access, painted plaster ceiling, ceiling light.

Bedroom One

 $10'3 \times 16'7 \text{ approx } (3.12\text{m} \times 5.05\text{m approx})$

UPVC double glazed windows overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

En-Suite

 $9'2 \times 9'1 \text{ approx } (2.79 \text{m} \times 2.77 \text{m approx})$

UPVC double glazed patterned window overlooking the front, tiled flooring with underfloor heating, walk-inshower, low flush w.c., top mounted sink, Jacuzzi bath, painted plaster ceiling, spotlights.

Bedroom Two

 $7'8 \times 12'6 \text{ approx } (2.34\text{m} \times 3.81\text{m approx})$

UPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Three

 $7'4 \times 11'4 \text{ approx} (2.24\text{m} \times 3.45\text{m approx})$

UPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

Family Bathroom

 $6'5 \times 6'4 \text{ approx} (1.96m \times 1.93m \text{ approx})$

UPVC double glazed patterned window overlooking the front, vinyl flooring, pedestal sink, WC, bath with shower over the bath, radiator, painted plaster ceiling, ceiling light.

Outside

To the front of the property there is off street parking available. To the rear there is a low maintenance, enclosed garden having a garage complete with power and lighting and an up and over manual door, decking and patio area.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road, turn right at the traffic island onto Pennyfields Boulevard, right onto Ferndene Drive, left onto Brecknock Drive and Copestake Close can be found on the right with the property identified by our for sale board. 7859RS

Council Tax

Erewash Borough Council Band C





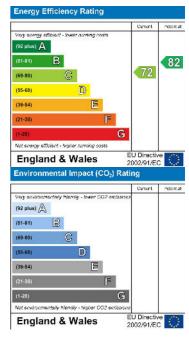












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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