



College Street,
Long Eaton, Nottingham
NG10 4GW

O/I/R £310,000 Freehold



A WELL PRESENTED AND SPACIOUS, THREE BEDROOM DETACHED HOUSE WITH OFF STREET PARKING AND WRAP AROUND GARDEN SITUATED WITHIN THIS QUIET AND PRIVATE CUL-DE-SAC LOCATION.

Robert Ellis are pleased to be instructed to market this superb example of a three bedroom detached family home offering a well maintained wrap around garden, off street parking and a large brick built garage. The property is constructed of brick and benefits double glazing and gas central heating throughout and would be suitable for a wide range of buyers including first time buyers and families alike. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, open kitchen/diner with integrated appliances, large lounge with a fantastic fireplace with wood burner and a conservatory. To the first floor, the landing benefits some built in storage cupboards and leads to three generous bedrooms and the family bathroom suite. To the exterior, the property sits within a quiet cul-de-sac and benefits ample off street parking and a brick built garage 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 and within walking distance to the town centre where supermarkets and healthcare facilities can also be found. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations in the area.



Entrance Hall

Composite front door, wooden flooring, ceiling light and stairs to the first floor.

Kitchen/Diner

18'2 x 11'6 approx (5.54m x 3.51m approx)

UPVC double glazed windows overlooking the front and the rear, UPVC double glazed door leading to the rear garden, wooden flooring, radiator, wall, base and drawer units with work surfaces over, central island unit, inset sink and drainer, five ring gas hob with Range style cooker, integrated washing machine/tumble dryer, ceiling light.

Lounge

10'3 x 14'4 approx (3.12m x 4.37m approx)

UPVC double glazed bay window overlooking the front, carpeted flooring, radiator, log burner, ceiling light.

Conservatory

8'7 x 9'1 approx (2.62m x 2.77m approx)

UPVC double glazed French doors and windows overlooking and leading to the rear garden, radiator, wooden flooring, ceiling light.

First Floor Landing

UPVC double glazed window overlooking the rear, carpeted flooring, built in storage cupboards, ceiling light.

Bedroom 1

11'9 x 11'9 approx (3.58m x 3.58m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, loft access, ceiling light.

Bedroom 2

11'2 x 8'2 x 13'5 approx (3.40m x 2.49m x 4.09m approx)

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

Bedroom 3

5'9 x 7'6 approx (1.75m x 2.29m approx)

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

Family Bathroom

8'2 x 7'8 approx (2.49m x 2.34m approx)

UPVC double glazed patterned window overlooking the side, vinyl flooring, radiator, bath with mixer tap and rainfall shower over the bath, pedestal sink, low flush w.c., ceiling light.

Outside

The property sits within a quiet cul-de-sac location and to the front benefits ample off street parking via a driveway and access into the large brick built garage through an up and over manual door. To the rear there is a courtyard garden space with an exterior storage room and a wrap around garden to the side with a patio area, pergola, mature flower beds and turf.

Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Follow the road and the property can be found on the right hand side.

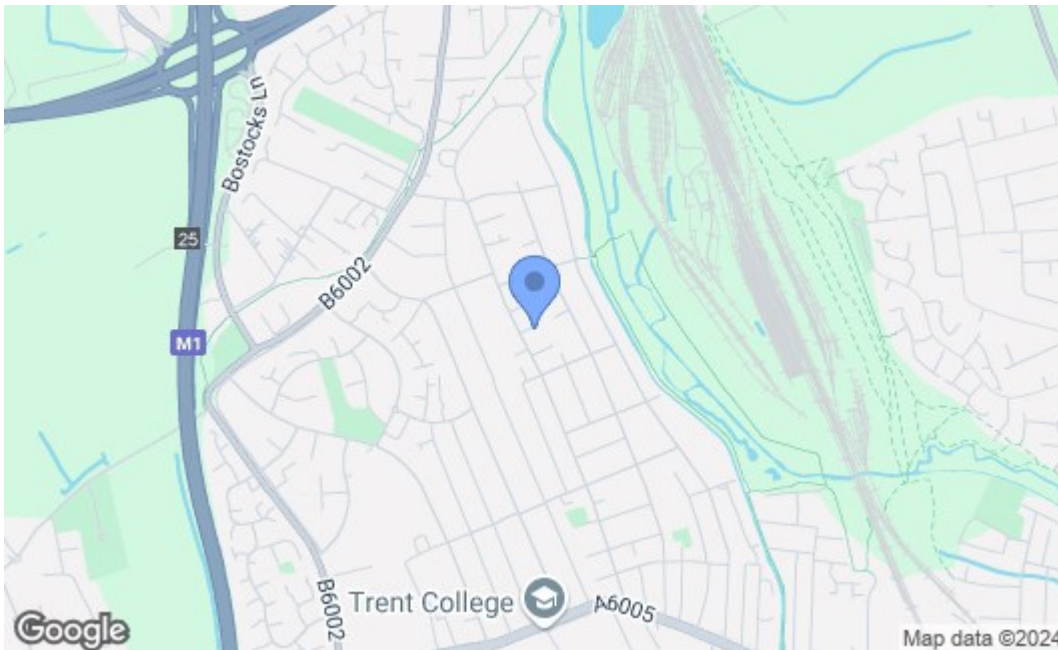
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Council Tax

Erewash Borough Council Band C



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		61	
(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.