



Milldale Road,  
Long Eaton, Nottingham  
NG10 3HS

**O/O £300,000 Freehold**



A SPACIOUS FOUR BEDROOM SEMI DETACHED PROPERTY WITH OPEN PLAN LOUNGE DINER WITH EXTENDED BREAKFAST KITCHEN.

Robert Ellis are extremely pleased to bring to the market this very well presented FOUR bedroom semi detached house on the popular Dales estate. The property derives the benefit of gas central heating and double glazing, has off the road parking and an enclosed garden to the rear. The property would ideally suit a first time buyer or young family. Being close to excellent local schools and many other amenities and facilities including Long Eaton train station, an early viewing comes highly recommended to fully appreciate the accommodation on offer.

Standing back from Milldale Road on a large plot, the property briefly comprises of a spacious lounge/dining room with French doors onto the rear garden and door to the breakfast kitchen. From the Lounge, there is a door into the fourth bedroom and the en-suite shower room. This room could be used as an office or secondary reception space too. To the first floor there are three good size bedrooms, bathroom and w.c. There is also the benefit of a loft room which is fully boarded, carpeted and has a window to the side, currently used for storage but could be converted, subject to the necessary permissions. Outside, as previously mentioned, there is off the road parking, which could be enlarged if required and a fully enclosed garden with patio areas to the rear.

The property is within close proximity to the Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre as are a number of local pubs, restaurants with the recently refurbished Wilsthorpe Tavern being on the edge of the Dales estate, there are local Tesco and Sainsbury's convenience stores within a short drive from the property, Dovedale Infant and Junior School and The Long Eaton School for older children are within a few minutes walk, there are healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields as well as the well known Clifford Gym in the town centre and there are excellent transport links which include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Lounge Diner

17'8 x 13 approx (5.38m x 3.96m approx)

There is a composite door and double glazed window to the front, laminate flooring, radiator, space under the stairs for storage, ceiling spotlights, stainless steel contemporary gas fireplace and a TV point. With doors to the breakfast kitchen utility, stairs to the first floor and door to the downstairs bedroom and en-suite.

### Breakfast Kitchen and Utility

16'2 x 10'6 approx (4.93m x 3.20m approx)

With a UPVC double glazed french doors opening to the rear garden, UPVC double glazed window to the rear, vinyl flooring, ceiling spotlights, radiator. The kitchen comprises of cream shaker style wall, base and drawer units with black laminate rolled edge worktop, with separate breakfast bar, white tile splash-backs, electric four ring hob with stainless steel contemporary extractor above, stainless steel circular inset sink and drainer with space for dishwasher, space for washing machine, space for tumble drier and space for standing fridge freezer.

### Bedroom 4

8'1 x 8'9 approx (2.46m x 2.67m approx)

UPVC double glazed window to the front, laminate flooring, ceiling spotlights, radiator with door opening to:

### En-Suite Shower Room

5'5 x 7'3 approx (1.65m x 2.21m approx)

Comprising of a enclosed corner shower unit with glass sliding doors, the shower is mains fed, white low flush w.c, pedestal sink, tiles flooring to ceiling, in-built storage cupboard, extractor fan.

### First Floor Landing

7 x 6'3 approx (2.13m x 1.91m approx)

UPVC double glazed to side elevation, carpeted flooring, ceiling light, access to the loft via a loft hatch, with doors to three bedrooms and bathroom.

### Bedroom 1

10'2 x 13'4 approx (3.10m x 4.06m approx)

UPVC double glazes window to the front, carpeted flooring, ceiling light, radiator.

### Bedroom 2

11'1 x 10'2 approx (3.38m x 3.10m approx)

UPVC double glaze window to rear, carpeted, ceiling light, radiator, in-built storage cupboard.

### Bedroom 3

9'2 x 6'8 approx (2.79m x 2.03m approx)

UPVC double glazed window to the front, carpeted flooring, ceiling light, radiator, in-built storage cupboard.

### Bathroom

8'5 x 6'8 approx (2.57m x 2.03m approx)

Dual aspect UPVC double glazed window to rear and a UPVC double glazes to the side, tile flooring, ceiling light, chrome towel radiator, tile splash-back behind sink and to ceiling. The bathroom consists of a white three piece suite, with P shaped pannelled bath with mains fed hand-held shower attachment, rain shower above and pedestal sink with cupboard for storage below, low flush W.C.

### Loft Room

The loft room has been fully boarded and is carpeted with a window to the side.

### Outside

A block paved drive to the front, lawned garden with dwarf wall borders.

To the rear there is decked patio and a garden laid to lawn, shrubs to the borders, wooden garden shed and fencing to the boundaries.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second mini island turn right onto Dovedale Avenue and first left onto Milldale Road. Follow the road around and the property can be found on the right hand side.

8206JG

### Council Tax Band

Erewash Borough Council Tax Band B

### Agents Notes - Additional Information

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		65	
(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	

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.