Robert Ellis

look no further...

Hoselett Field Road,
Long Eaton, Nottingham
NG10 1PU

Price Guide £225-235,000

Freehold

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THIS IS A THREE BEDROOM SEMI DETACHED HOME READY FOR IMMEDIATE OCCUPATION WHICH IS SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC IN THIS MOST SOUGHT AFTER RESIDENTIAL AREA ON THE OUTSKIRTS OF LONG EATON.

Being located on Hoselett Field Road, this three bedroom property offers a lovely home which will suit a whole range of buyers, from people buying their first property through to a family who are looking for a three bedroom property close to excellent local schools and other amenities and facilities provided by the area. The property has recently been decorated throughout and for the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves.

The property stands back from the road and is constructed of brick with panelling to the front elevation, all under a tiled roof. The well proportioned accommodation derives all the benefits from having gas central heating and double glazing and includes a reception hall, lounge from which stairs lead to the first floor and patio doors leading to the garden room, there is a separate dining room and a well fitted kitchen which has wood grain effect wall and base units and several integrated appliances. To the first floor the landing leads to the three bedrooms, two of which have ranges of built-in wardrobes and the bathroom has a white suite complete with a mains flow shower over the bath. Outside there is a lawned garden at the front, a paved driveway to the left which provides off road parking for two vehicles and at the rear there is a private garden with patios, lawn, a shed and fencing to the boundaries.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within easy reach of the house, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, Long Eaton and East Midlands Parkway stations, East Midlands Airport and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Open porch with a tiled roof and outside light leading through a wood panelled front door with inset glazed panels to:

Reception Hall
Having engineered oak strip flooring, radiator, cloaks hanging, panelled door to the lounge and a Georgian glazed door to:

Dining Room
8' x 7' approx (2.44m x 2.13m approx)
Double glazed window to the front, radiator, engineered oak strip flooring and cornice to the wall and ceiling.

Lounge/Sitting Room
15' x 12' approx (4.57m x 3.66m approx)
Double glazed patio doors leading into the garden room, coal effect gas fire set in an Adam surround with a marble effect inset and hearth, TV aerial point, stairs with balustrade and cupboard under leading to the first floor and engineered oak flooring.

Garden Room
7'10 x 7' approx (2.39m x 2.13m approx)
Double opening, double glazed doors leading out to the garden, double glazed windows to the rear and side, tiled flooring and a polycarbonate roof.

Kitchen
8' x 7' approx (2.44m x 2.13m approx)
The kitchen is fitted with wood grain finished units with brushed stainless steel fittings and includes a sink with a mixer tap and a four ring gas hob set in a work surface which extends to three sides and has cupboards, space for an automatic washing machine, drawers, oven, integrated dishwasher and space for a bin beneath, space for an upright fridge/freezer with a cupboard above, matching eye level wall cupboards and display cabinets extending along two walls, Ideal boiler (fitted 2018) housed in a matching fitted wall cupboard, hood and pelmet over the cooking area, tiling to the walls by the work surface areas, double glazed window to the front and tiled flooring.

First Floor Landing
The balustrade continues from the stairs onto the landing, double glazed window to the side, hatch to loft, built-in airing/storage cupboard, carpeted flooring and panelled doors leading to:

Bedroom 1
10' x 9' approx (3.05m x 2.74m approx)
Double glazed window to the rear, recessed lighting to the ceiling, laminate flooring, double wardrobe with sliding doors, one having a mirror panel with hanging space, shelf and fitted drawers, radiator and cornice to the wall and ceiling.

Bedroom 2
8' to 7' x 8' plus wardrobes (2.44m to 2.13m x 2.44m plus wardrobes)
Double glazed window to the front, radiator, double wardrobe with sliding doors, one with a mirror panel having a hanging rail, shelf and drawers, radiator, carpeted flooring and a TV point.

Bedroom 3
8'10 x 7' approx (2.69m x 2.13m approx)
Double glazed window to the front, radiator and carpeted flooring.

Bathroom
The bathroom has a white suite including a panelled bath with a mains flow shower over, tiling to three walls and a protective glazed screen, pedestal wash hand basin with a mixer tap and a low flush w.c., tiling to the walls by the sink and w.c. areas, double mirror fronted cabinet, chrome ladder towel radiator, opaque double glazed window, electric shaver point, extractor fan and recessed lighting to the ceiling.

Outside
At the front of the property there is a lawned garden with a pebbled bed in front of the house and a slabbed driveway running down the left hand side of the house which provides off road parking for two vehicles with there being a gate and fence leading into the rear garden and there is an outside tap on the front of the house.

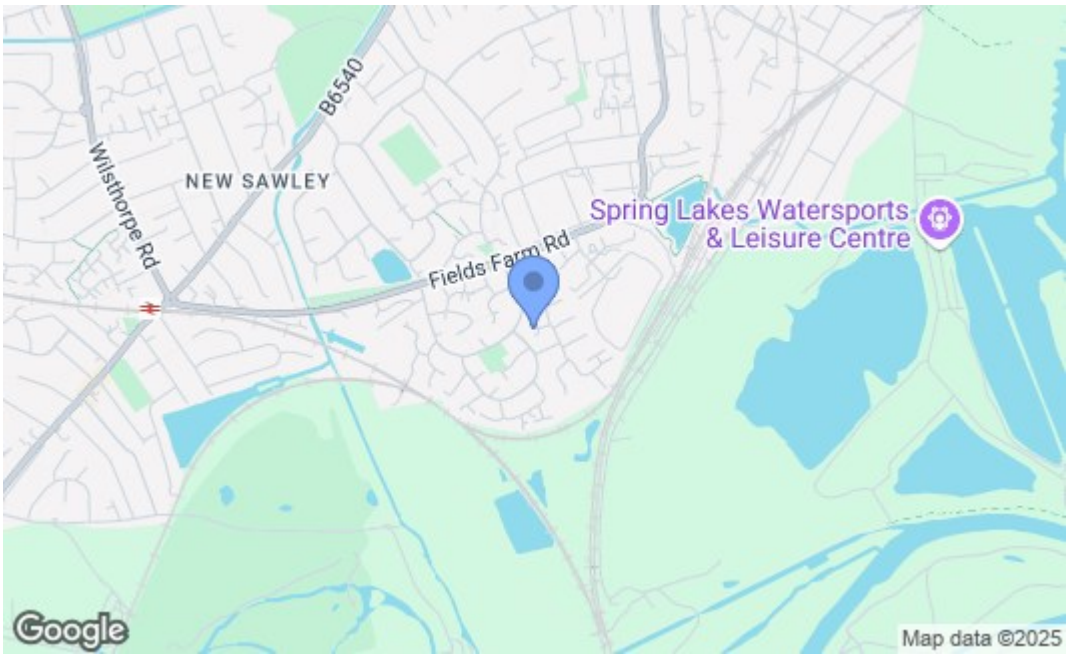
At the rear of the property there is a slabbed area to the rear and side of the property, a shed, a second slabbed patio, lawn with beds to the sides and there is fencing to the boundaries.

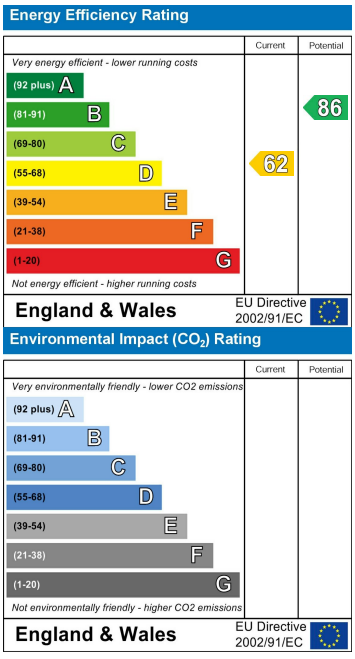
Directions
Proceed out of Long Eaton along Waverley Street and continue over the island at the Tappers Harker pub into Fields Farm Road. Take the first Bosworth Way turning on the left and second left into Hoselett Field Road and follow the road round turning right into the cul-de-sac.
8241AMMP

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 9mbps Superfast 75mbps Ultrafast 1000mbps
Phone Signal – 02, Vodafone, Three, EE
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

Agents Notes
There are some AI images on this property.





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.

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