



Circuit Drive,  
Long Eaton, Nottingham  
NG10 2GH

**£469,950 Freehold**



A WELL PRESENTED AND SPACIOUS FOUR/FIVE BEDROOM DETACHED HOUSE WITH OFF STREET PARKING, ENCLOSED GARDEN AND BRICK BUILT GARAGE, BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are delighted to be instructed to market this substantial and well presented, four/five bedroom detached property. Originally built in 2013 and used as the show home, this property has been occupied by one owner from new and has maintained the property to a high standard. To the external elevations, the property is constructed of brick and benefits double glazing and gas central heating throughout. This large family home would be suitable for a wide range of buyers and an internal viewing is highly recommended to appreciate the property, space and location on offer.

In brief, the property comprises an open entrance hallway with built a built in storage cupboard, a large open plan kitchen/diner with integrated appliances, a utility room with space for appliances and a further storage cupboard, a downstairs WC, generous lounge and an office which is versatile enough to be used as a fifth bedroom if needed. To the first floor, the open, bright landing leads to a master bedroom with fitted wardrobes and an en-suite shower room, two further generous double bedrooms both benefitting from fitted wardrobes and the fourth bedroom with some storage space over the bulk head of the stairs. There is also a modern four piece family bathroom consisting of a single enclosed shower unit, a bath, sink and WC. To the exterior, there is ample off street parking to the side in front of the garage with access into the garden through a wooden gate. The property benefits a brick built garage with an electric up and over door and uPVC double glazed window. The garage was originally used as the sales office whilst the development was being constructed and therefore benefits plastered walls, concrete flooring, spot lights, a loft space and an electric heater. To the rear, there is an enclosed and low maintenance garden with artificial turf, patio area and flower beds.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. The property is within walking distance to the town centre where further shops, supermarkets and healthcare facilities can be found. There are fantastic transport links nearby including bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport being a short drive away.



#### Entrance Hall

Wooden front door, carpeted flooring, built in storage cupboard, painted plaster ceiling, ceiling light.

#### Downstairs WC

2'7 x 4'6 (0.79m x 1.37m)

WC, wall mounted sink, LVT flooring, radiator, painted plaster ceiling, ceiling light.

#### Office/Bedroom Five

10'8 x 5'3 (3.25m x 1.60m)

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

#### Lounge

16'9 x 10'8 (5.11m x 3.25m)

uPVC double glazed French doors overlooking and leading to the garden, carpeted flooring, radiator, electric fire, painted plaster ceiling, ceiling light.

#### Kitchen/Diner

11'6 x 19'5 (3.51m x 5.92m)

uPVC double glazed windows overlooking the front and the rear, tiled flooring, radiator, painted plaster ceiling, spotlights, integrated fridge/freezer, integrated double electric oven with gas hob and overhead extractor fan, integrated microwave, integrated dishwasher.

#### Utility Room

4'0 x 5'9 (1.22m x 1.75m)

Wooden door leading to the rear, tiled flooring, built in storage cupboard, wall mounted boiler, space for washing machine, space for tumble dryer, painted plaster ceiling, ceiling light.

#### Landing

uPVC double glazed window overlooking the rear, carpeted flooring, built in storage cupboard housing the water tank, painted plaster ceiling, ceiling light.

#### Master Bedroom

15'5 x 9'0 x 11'9 (4.70m x 2.74m x 3.58m)

uPVC double glazed window overlooking the front, carpeted flooring, fitted wardrobes, radiator, painted plaster ceiling, ceiling light.

#### En-Suite shower room

3'4 x 6'8 (1.02m x 2.03m)

uPVC double glazed patterned window overlooking the side, LVT flooring, radiator, WC, pedestal sink, double enclosed shower unit, painted plaster ceiling, ceiling light.

#### Bedroom Two

9'0 x 9'7 (2.74m x 2.92m)

uPVC double glazed window overlooking the front, carpeted flooring, fitted wardrobes, radiator, painted plaster ceiling, ceiling light.

#### Bedroom Three

10'8 x 7'1 (3.25m x 2.16m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, fitted wardrobes, painted plaster ceiling, ceiling light.

#### Bedroom Four

7'9 x 6'4 (2.36m x 1.93m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, storage space over the bulk head of the stairs, painted plaster ceiling, ceiling light.

#### Family Bathroom

5'7 x 8'6 (1.70m x 2.59m)

uPVC double glazed patterned window overlooking the rear, LVT flooring, WC, pedestal sink, bath with mixer tap, single enclosed shower unit, radiator, painted plaster ceiling, spotlights.

#### Outside

To the front of the property there is ample off street parking via a double width driveway with access into the brick built garage and into the garden through a wooden gate. To the rear, there is an enclosed and low maintenance garden with artificial turf, patio area and flower beds with a wooden door into the garage.

#### Garage

The brick built garage was originally used as the sales office whilst the development was being constructed and boasts an electric up and over door which is remote operated, concrete flooring, uPVC double glazed window overlooking the garden, plastered walls, spotlights, electric heater and loft space.

#### Directions

8317RS

#### Council Tax

Erewash Borough Council Band F

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed -

Standard 16 mbps

Superfast -

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

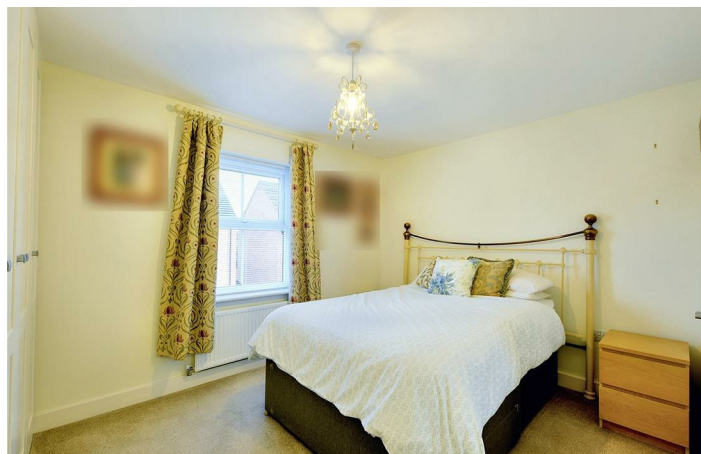
Flood Risk – No, surface water

Flood Defenses – 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			86
(81-91) B		76	
(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	

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.