



Cranfleet Way,  
Long Eaton, Nottingham  
NG10 3RJ

**£359,950 Freehold**



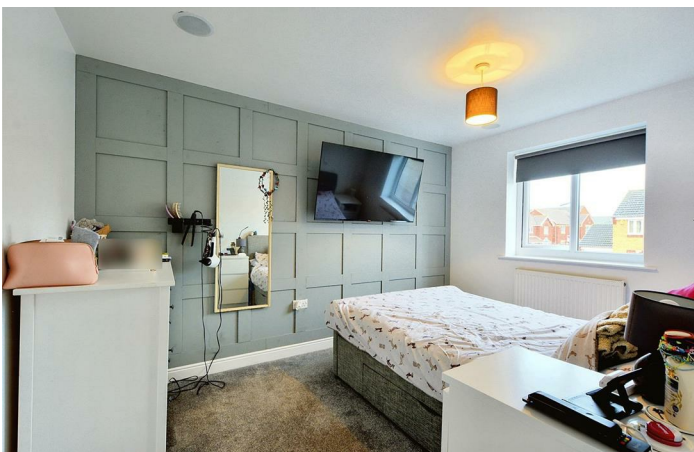


A WELL PRESENTED AND SPACIOUS, THREE BEDROOM DETACHED FAMILY HOME WITH OFF STREET PARKING, ENCLOSED GARDEN AND GARAGE,, PERFECT FOR A WIDE RANGE OF BUYERS.

Robert Ellis are delighted to bring to the market this well presented and spacious, three bedroom detached home. To the external elevations, the property is constructed of brick and benefits double glazing and gas central heating throughout. This would make an ideal home for a wide range of buyers and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway with storage built into the stairs, a downstairs WC, open plan lounge/diner with doors to the rear and a multi-fuel burner, kitchen with integrated appliances and a utility which has an integral door leading to the garage. To the first floor, the landing boasts a storage cupboard and leads to three generous bedrooms and a modern four piece shower room. To the exterior, there is ample off street parking via a driveway with access into the garage through an electric up and over door and gate into the garden. To the rear there is an enclosed garden with a patio area, turf, flower beds and summerhouse with power, lighting and covered decking area.

Located in the popular town of Long Eaton, close to a wide range of local schools, shops and parks. The property is within walking distance from Long Eaton town centre where further shops, supermarkets and healthcare facilities can be found. There are fantastic transport links available including nearby 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 just a short drive away.





### Entrance Hall

Composite front door, solid oak flooring, built in storage into the stairs, painted plaster ceiling, ceiling light.

### Lounge/Diner

8'5 x 24'1 (2.57m x 7.34m)

uPVC double glazed French doors overlooking and leading to the rear garden, uPVC double glazed window overlooking the front, solid oak flooring, radiator, multi-fuel burner, painted plaster ceiling, ceiling light.

### Downstairs WC

5'5 x 3'5 (1.65m x 1.04m)

uPVC double glazed patterned window overlooking the front, tiled flooring, WC, pedestal sink, radiator, painted plaster ceiling, ceiling light.

### Kitchen

8'1 x 14'8 (2.46m x 4.47m)

uPVC double glazed windows overlooking the side and the rear with a door leading to the rear garden, vinyl flooring, radiator, breakfast bar, integrated fridge/freezer, integrated electric oven, gas hob and overhead extractor fan, painted plaster ceiling, ceiling light.

### Utility Room

3'6 x 7'6 (1.07m x 2.29m)

Space for washing machine, space for tumble dryer, radiator, vinyl flooring, painted plaster ceiling, ceiling light.

### First Floor Landing

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

### Bedroom One

11'7 x 8'4 (3.53m x 2.54m)

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

### Bedroom Two

9'9 x 8'0 (2.97m x 2.44m)

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

### Bedroom Three

6'0 x 8'3 (1.83m x 2.51m)

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

### Family Shower room

6'0 x 8'8 (1.83m x 2.64m)

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

### Outside

To the front of the property there is ample off street parking via a driveway and access into the garage via an electric up and over door with a wooden gate and access into the garden. To the rear there is an enclosed garden with patio area, turf, flower beds and a summerhouse with power, lighting and a covered decking area.

### Garage

Brick built garage with power and lighting, integral door from the utility room and electric up and over door.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left on to Wilsthorpe Road. Take the second turning on the right hand side on to Cranfleet Way where the property is situated on the left.  
8320RS

### Council Tax

Erewash Borough Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed -

Standard 28 mbps

Superfast -

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

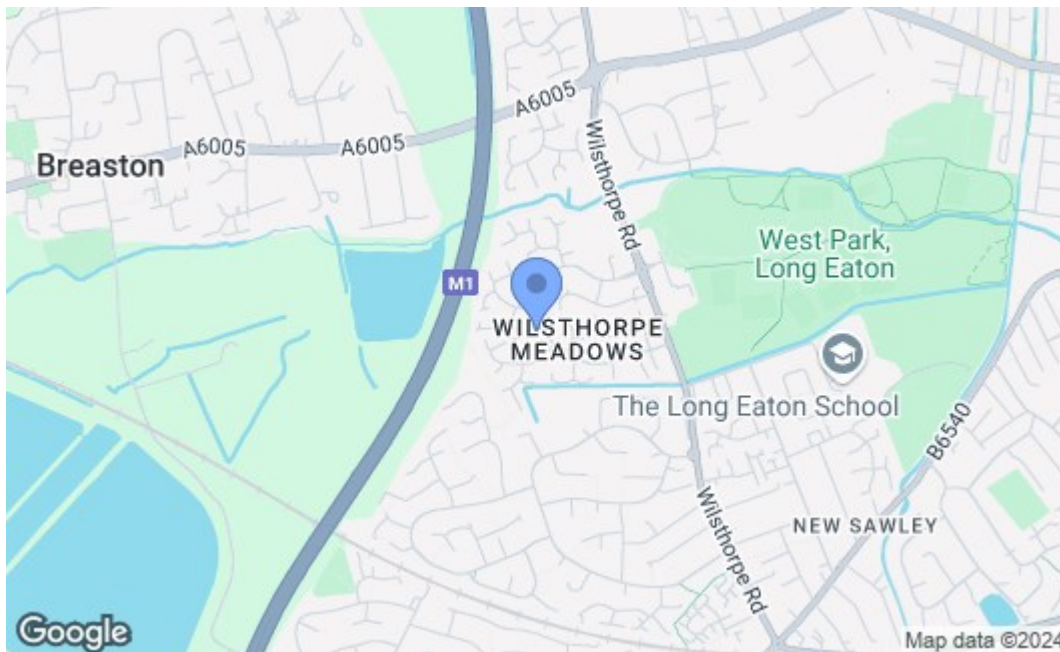
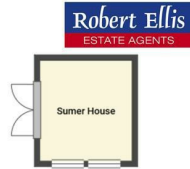
Flood Defenses – No

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			
(81-91) B			
(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.