



Hoff Close,  
Long Eaton, Nottingham  
NG10 4BQ

**£260,000 Freehold**



#### Porch

Open porch with an outside light leading through a stylish composite front door with an inset glazed panel to:

#### Reception Hall

Stairs leading to the first floor and doors to the lounge and dining kitchen.

#### Ground Floor w.c.

Having a low flush w.c. and corner hand basin.

#### Lounge

16' x 11'1" approx (4.88m x 3.38m approx)

The lounge will have a double glazed window to the front and double opening, double glazed French doors with double glazed side panels leading out to the rear garden.

#### Dining Kitchen

16' x 10'3" approx (4.88m x 3.12m approx)

The dining kitchen will be exclusively fitted with a stainless steel sink, four ring hob set in a work surface which extends to three sides and will have ranges of cupboards, drawers and integrated appliances below. There will be a double glazed window to the front and double glazed, double opening French doors leading out to the rear garden.

#### First Floor Landing

There will be doors to the bedrooms and bathroom.

#### Bedroom 1

16' x 10'3" approx (4.88m x 3.12m approx)

Having double glazed windows to the front and rear.

#### Bedroom 2

17'4" to 14'3" x 10'3" approx (5.28m to 4.34m x 3.12m approx)

Having two double glazed windows to the front.

#### Bathroom

10'10" x 5'4" approx (3.30m x 1.63m approx)

The bathroom will have a white suite including a panelled bath with a mains flow shower over, pedestal wash hand basin and low flush w.c., tiling to the walls by the bath and sink areas and there will be an opaque double glazed window to the rear.

#### Outside

There will be landscaped gardens to the front and rear.

#### Garage

16' x 8' approx (4.88m x 2.44m approx)

There will be a brick garage with a pitched tiled roof positioned to the left hand side of the property with parking for two vehicles on the drive at the front of the garage.

#### Directions

Proceed out of Long Eaton along Derby Road and after the bend turn right into Briar Gate and follow the road to the end.

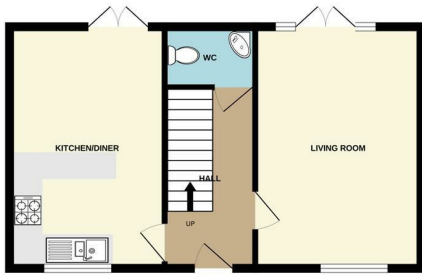
8369AMMP

#### Reservation Fee

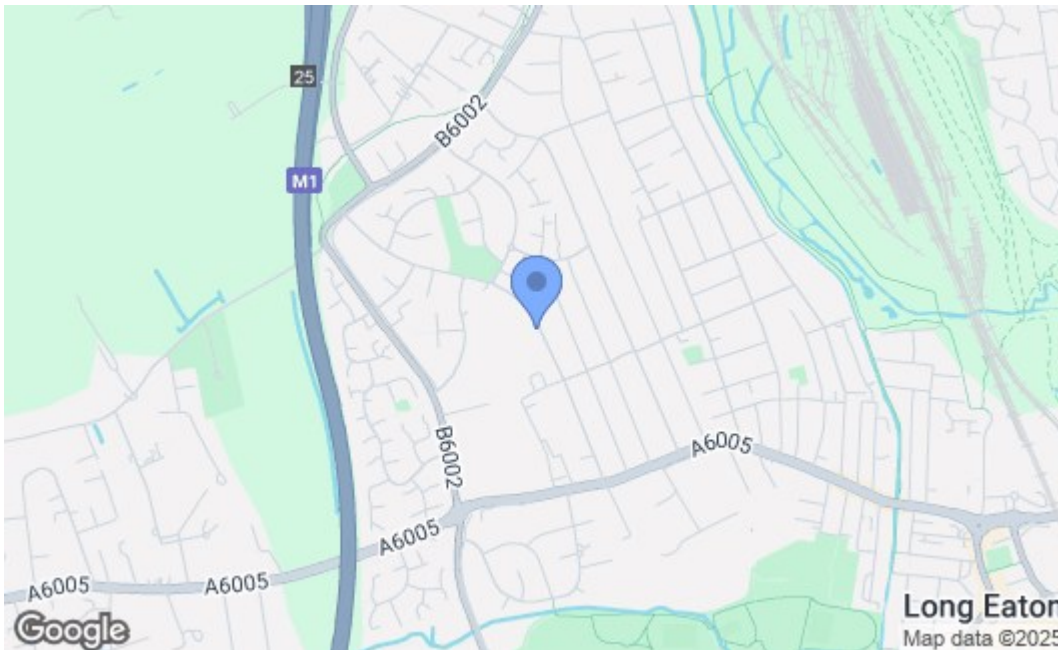
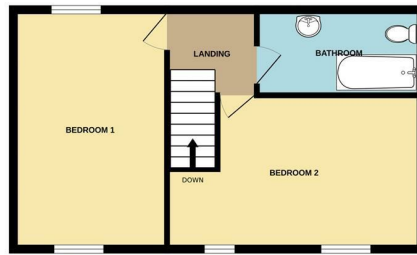
Each purchaser will pay a non refundable deposit of £2,500.00 to the sellers solicitors within 14 days of instruction



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.