



Hoff Close,
Long Eaton, Nottingham
NG10 4BQ

£260,000 Freehold

THIS IS A BRAND NEW TWO BEDROOM PROPERTY WHICH IS SITUATED ON A QUIET CUL-DE-SAC CLOSE TO MANY CLOCAL AMENITIES AND FACILITIES.

Being located on Hoff Close, which is off Briar Gate, this brand new semi detached property will be completed and ready for occupation during the early part of 2025. The property has been built by DA Pritchard, a local builder with an excellent reputation for building quality properties in the area and has accommodation arranged over two levels and for all that is included to be appreciated, we recommend interested parties do take a full inspection so they can see the size of the accommodation and gardens for themselves.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and being a brand new property is covered by the usual 10 year NHBC Guarantee. In brief the property has well proportioned accommodation which will have floor coverings fitted throughout and being a new home is extremely well insulated which will help to keep running costs down to a minimum. The property derives all the benefits of gas central heating and double glazing and is entered through a stylish composite front door to the hall which has a ground floor w.c. off and to the right hand side the through lounge, from which there are double opening, double glazed French doors leading out to the private garden and to the left will be the exclusively fitted and equipped dining kitchen. To the first floor the landing leads to the two double bedrooms and the luxurious bathroom and there is also the opportunity in the future for an owner to extend into the attic space if they would like to create more bedrooms and a second bathroom. Outside there will be a garage positioned to the left hand side of the property, landscaped gardens to the front and rear with the rear garden having a patio leading onto a lawn, all of which is kept private by having fencing to the boundaries.

The property is well placed for easy access to all the amenities and facilities provided by the area with there being a Co-op convenience store across the road while all the main shopping facilities found in Long Eaton are only a short drive away and these include Tesco, Asda, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

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.

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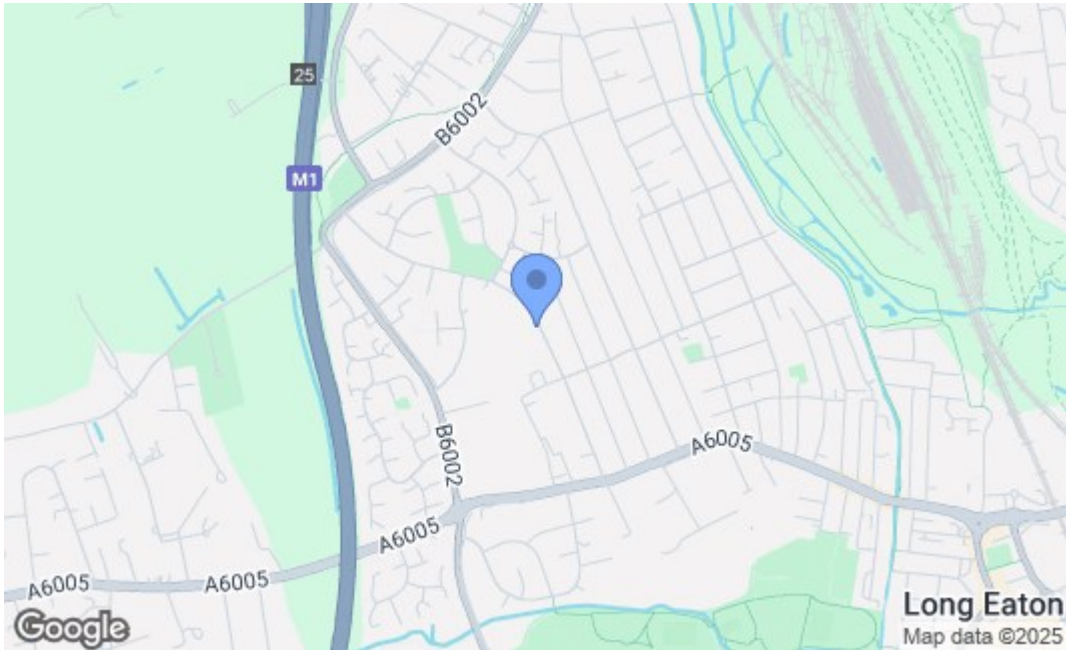
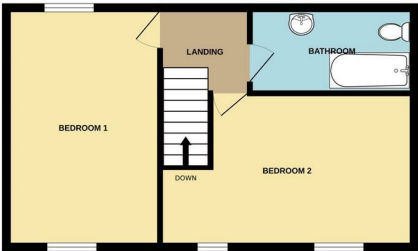
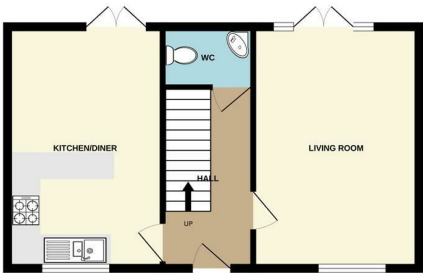
Reservation Fee

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) 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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.