



Speedway Close,  
Long Eaton, Nottingham  
NG10 2GL

**O/I/R £385,000 Freehold**



A SUPERB, VERY WELL PRESENTED AND SPACIOUS FOUR DOUBLE BEDROOM DETACHED HOUSE WITH INTEGRAL GARAGE AND EN-SUITE SHOWER TO MASTER IN A QUIET CUL-DE-SAC, BEING SOLD WITH NO UPWARD CHAIN.

This spacious detached property offers a four double bedroom accommodation which we are sure will appeal to many people looking for their next home in the Long Eaton area. The property has the benefit of being positioned off a private driveway which means the property is safe from any busy traffic and is therefore ideal for a young family looking for a safe and secure position for their children. The property that was constructed by Davidson Homes is built to a very high standard with a most attractive appearance to the front elevation. Being a newer style property, this home will benefit from all the efficiencies associated with a property built over recent years all of which helps to keep the running and maintenance costs down to a minimum. We strongly recommend that all interested parties do take a full inspection so they can see the extent of the accommodation and garden at the rear for themselves. The property is well positioned for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which has helped to make this a very popular and convenient place for people to live.

The property is constructed of an attractive brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefit of gas central heating and double glazing. The well presented accommodation includes a reception hallway which has solid wood flooring and this leads to the lounge/sitting room which has a bay window to the front and at the rear there is the living/dining kitchen which has French doors leading out to the rear garden and is fitted with cream gloss contemporary wall and base units and integral appliances. There is a utility room which has a door leading out to the rear and a ground floor W.c. To the first floor the open landing leads to the four double bedrooms, the master bedroom having a shower room en-suit with a large walk-in shower and then there is the main bathroom which as well as the bath has a separate large shower with mains flow shower system. Outside there is an integral garage which is 19' x 8' and at the front there is driveway and a lawn with a path leading down the side of the property to the rear garden which has a patio and lawn with fencing to the boundaries.

The property is within easy reach of the Asda, Tesco superstore, Lidl and Aldi along with numerous other retail outlets found in Long Eaton town centre, there are schools for all ages with The Grange school being positioned almost adjacent to the property, there are health care and sports facilities, walks in the nearby Attenborough Nature Reserve and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Beeston and East Midlands Parkway and there is the A52 and other main roads all of which provide good access to both Nottingham and Derby.



### Entrance Hall

10 x 5 approx (3.05m x 1.52m approx)

The entrance hall has a composite front door with two inset opaque glazed feature panels, stairs with cupboard under and feature balustrade leading to the first floor, radiator, ceiling light and recently fitted solid oak flooring throughout the hall and lounge and internal door to garage.

### Lounge/ Sitting room

10'94 x 17'28 approx (3.05m x 5.18m approx)

The lounge/sitting room has a uPVC double glazed bay window to the front with a further uPVC double glazed window to the side, ceiling light, recently fitted solid oak flooring, two radiator and TV point.

### Living/ Kitchen Diner

17'57 x 11'8 approx (5.18m x 3.56m approx)

This has a uPVC double glazed French doors leading to the rear garden with further uPVC double glazed windows either wise, tile flooring, two ceiling light and raditors.

The kitchen area consists of a 1½ bowl stainless steel sink unit with mixer tap, laminate rolled edge worktops and a four ring gas hob set in a work surface which extends to two walls and has ranges of cream gloss contemporary cupboards, drawers, Neff double oven and integrated dishwasher below. There are ranges of matching cream gloss eye level wall cupboards extending to two walls and an integrated eye level Neff microwave oven. Brick style tiling to the walls by the sink area with a stainless steel back plate and matching hood to the cooking area. With door to the utility leading to the downstairs W.C.

### Utility

5'98 x 5'58 approx (1.52m x 1.52m approx)

The utility has a rolled edge work surface space with plumbing for an automatic washing machine and tumble dryer and cupboard below, double eye level wall cupboard, half double glazed composite door to the rear and tiled flooring.

### Downstairs W.C

3'1 x 6 approx (0.94m x 1.83m approx)

With a uPVC double glazed window the rear, tiled flooring, low flush W.C, pedestal sink.

### First Floor Landing

10'98 x 9'72 approx (3.05m x 2.74m approx)

a 'U' shaped landing with ceiling light, radiator, carpeted flooring, access to the loft via a loft hatch, in-built airing cupboard, with doors to the four bedrooms and bathroom.

### Master Bedroom

15'31 x 11' approx plus wardrobes (4.57m x 3.35m approx plus wardrobes)

With uPVC double glazed window to the front, radiator, carpeted flooring, ceiling light, in-built wardrobes to one all,

### Ensuite to Master

7'16 x 8'21 approx (2.13m x 2.44m approx)

With uPVC double glazed patterned window the front elevation, tile flooring, radiator, LED ceiling light, extractor fan, large in-built storage shelving and a mains fed enclosed shower unit, low flush W.C and pedestal sink

### Bedroom Two

9 x 14'9 approx (2.74m x 4.50m approx)

The second bedroom has a uPVC double glazed window the front elevation, carpeted flooring, radiator, ceiling light.

### Bedroom Three

9'38 x 11'97 approx (2.74m x 3.35m approx)

The third bedroom has a uPVC double glazed window the rear elevation, carpeted flooring, radiator, ceiling light.

### Bedroom Four

10'77 x 9'1 approx (3.05m x 2.77m approx)

The fourth bedroom has a uPVC double glazed window them rear elevation, carpeted flooring, radiator, ceiling light.

### Bathroom

8'5 x 9'71 approx (2.57m x 2.74m approx)

The luxurious bathroom has a white suite including a panelled bath with mixer tap/shower, pedestal wash hand basin and large walk-in shower which also has a mains flow shower system and a sliding door with screen, low flush w.c., walls tiled to the shower, bath, sink and w.c. areas, opaque double glazed window, electric shaver point and tiled flooring.

### Outside

To the front of the property there is car standing via a tarmac driveway for two vehicles and a garden area with a path leading down the side of the property to the rear. At the rear of the property there is a patio leading onto a lawned garden which has fencing to the boundaries. There is an outside water supply and courtesy lighting provided.

### Garage

19' x 8' approx (5.79m x 2.44m approx)

The integral garage has an up and over door at the front, wall mounted boiler, power and lighting and internal door to hallway.

### Directions

Proceed out of Long Eaton along Nottingham Road and turn right onto Circuit Drive. Follow the road around and turn right into Speedway Close.  
841 IJG

### Council Tax

Erewash Borough Council Band E

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 16mbps Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

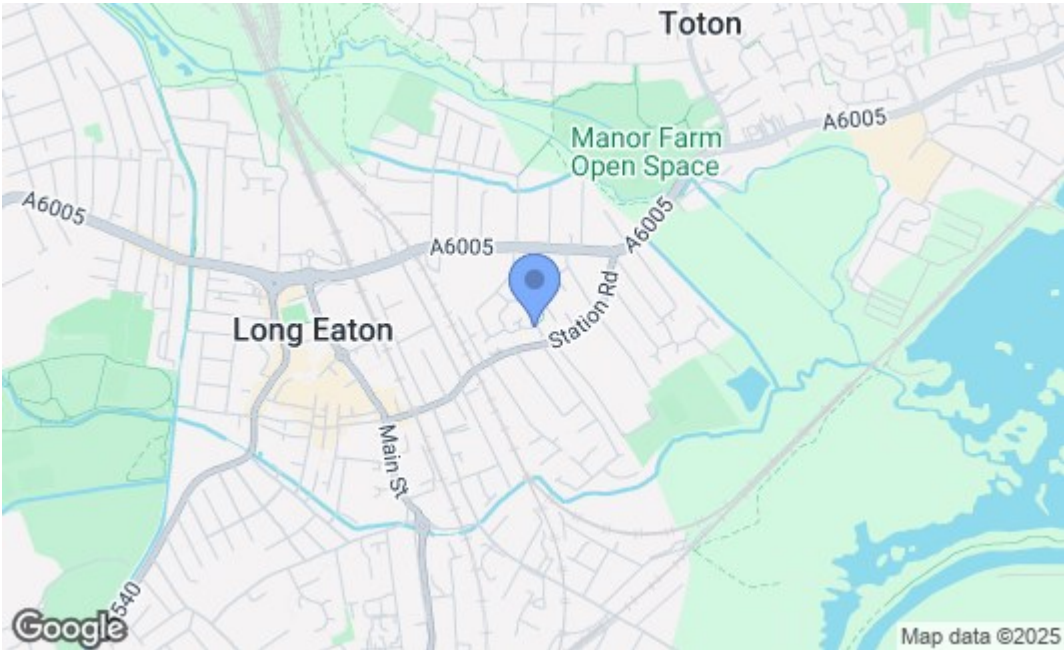
Other Material Issues – No





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What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| 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 <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 |         |           |
| 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.