



Cranfleet Way,
Long Eaton, Nottingham
NG10 3RJ

O/O £475,000 Freehold

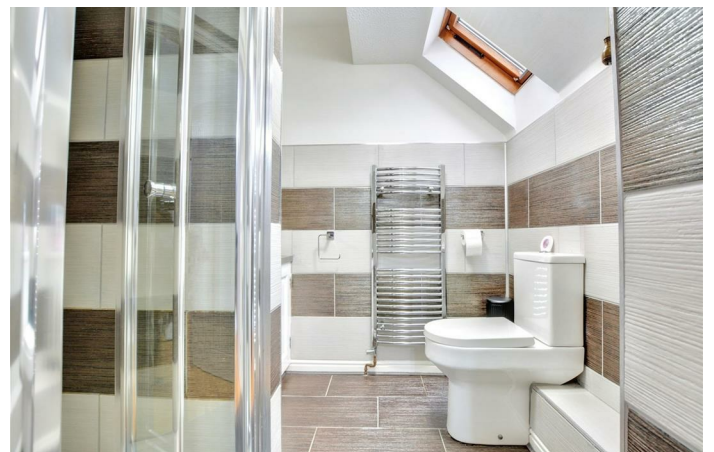
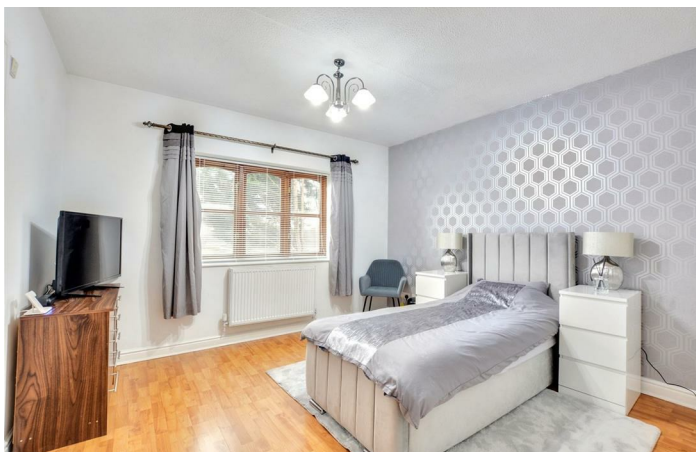


A FOUR BEDROOM DETACHED FAMILY HOME OFFERING SPACIOUS ACCOMMODATION IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are delighted to offer to the market this well presented detached home found on Cranfleet Way, situated on the ever popular Pennyfields development. In addition to being positioned in one of Long Eaton's most sought after areas, there are a variety of local shops and amenities on your doorstep to suit your needs. The property is also just a short distance from Sawley Train Station providing access to Nottingham, Birmingham and London and many more popular cities making it ideal for any commuters, East Midlands Airport is also within easy access along with road link such as the M1 and A50.

The property sits on a private driveway which is accessed only by this property and two neighbouring homes. There is a detached double garage and the internal accommodation briefly comprises of a porch, entrance hall, ground floor w.c., lounge, dining room, conservatory, kitchen and utility room to the ground floor. To the first floor, there are four bedrooms and family bathroom, with the master bedroom boasting an en-suite shower room.

The property is situated a few minutes drive from the Asda and Tesco superstores found in Long Eaton along with numerous other retail outlets found along the high street, there are state and independent schools for all ages, health care and sports facilities including West Park Leisure Centre and Trent Lock Golf Club and the excellent transport links include J25 of the M1, Long Eaton and East Midlands Parkway stations, East Midlands Airport and the A52 to Nottingham, Derby and other East Midlands towns and cities.



Porch

Double glazed door to the front, door to:

Hallway

Stairs to the first floor, radiator and doors to:

Ground Floor w.c.

Double glazed window to the front, low flush w.c., pedestal wash hand basin, part tiled walls and extractor fan

Lounge

11'6" × 15'9" approx (3.51m × 4.80m approx)

Double glazed bay window to the front, gas fire, hearth and mantle and door to:

Dining Room

9'4" × 11'7" approx (2.84m × 3.53m approx)

Wooden flooring, doors to the lounge and conservatory and a radiator.

Kitchen

18'1" × 12'7" approx (5.51m × 3.84m approx)

With a range of matching wall and base units having work surfaces over, inset sink and drainer, integrated electric oven, four ring gas hob with extractor over, space for a fridge freezer, two double glazed windows to the rear.

Utility Room

11'5" × 8'10" approx (3.48m × 2.69m approx)

Door to the side, base units with work surfaces over, inset stainless steel sink and drainer, plumbing for a washing machine and tumble dryer.

Conservatory

12'7" × 13'11" approx (3.84m × 4.24m approx)

Brick base conservatory with windows to the rear and sides, ceiling light and fan, doors to the garden.

First Floor Landing

Loft access hatch and doors to:

Bedroom 1

15' × 13'5" approx (4.57m × 4.09m approx)

Double glazed window to the front, fitted wardrobes, wooden flooring and a radiator.

En-Suite

Velux window, low flush w.c., chrome heated towel rail, single shower cubicle and wash hand basin.

Bedroom 2

13'5" × 12'10" approx (4.09m × 3.91m approx)

Double glazed window to the rear and a radiator.

Bedroom 3

13' × 10'6" approx (3.96m × 3.20m approx)

Double glazed window to the front, wooden flooring and a radiator.

Bedroom 4

14'1" × 9'1" approx (4.29m × 2.77m approx)

Double glazed window to the rear, radiator and wooden flooring.

Bathroom

9'5" × 6'10" approx (2.87m × 2.08m approx)

Double glazed window to the rear, chrome heated towel rail, low flush w.c., pedestal wash hand basin, part tiled walls, panelled bath.

Outside

There is a block paved driveway to the front leading to the double detached garage with pebbled borders and a brick wall to the front boundary.

The rear garden is laid mainly to lawn, patio area, mature shrubs and trees to the borders and fencing to the boundaries.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. Proceed over the mini island and turn right into Cranfleet Way and the property can be found on the right hand side.

8413AMCO

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 28mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

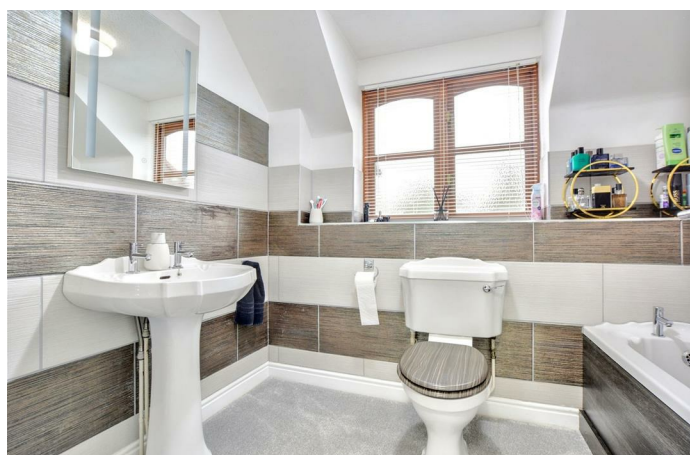
Non-Standard Construction – No

Any Legal Restrictions – No

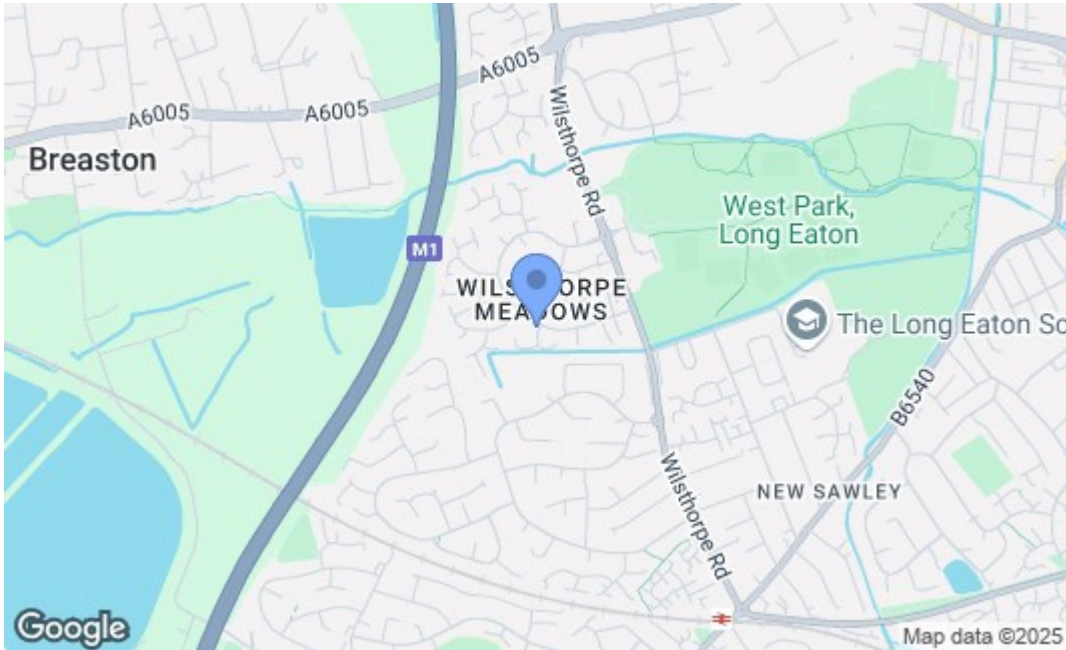
Other Material Issues – No

Double Garage

Two up and over doors to the front, power and lighting.



Robert Ellis
ESTATE AGENTS



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		
	66	76
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.