



Dunston Close,  
Long Eaton, Nottingham  
NG10 2EX

**O/O £190,000 Freehold**



A TWO BEDROOM END PROPERTY FOUND IN A CUL-DE-SAC LOCATION.

Robert Ellis are pleased to bring to the market this spacious two bedroom end property located within a cul-de-sac. This attractively presented home derives the benefits of gas central heating and double glazing and also has the advantage of being conveniently situated for easy access to many local amenities and facilities provided by Long Eaton town centre which is literally only a few minutes walking distance away.

The property is constructed of brick to the external elevations all under a tiled roof. In brief the accommodation includes a reception hallway, modern fitted kitchen, living/dining room to the rear elevation, two bedrooms to the first floor and family bathroom. Outside there is the low maintenance garden to the front elevation providing driveway space with a garage located in an adjacent block. To the rear of the property there is an enclosed landscaped garden laid mainly to lawn with raised patio area and fencing to the boundaries.

The property is within easy walking distance of the Asda, Tesco, Aldi and Lidl stores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, healthcare and sports facilities and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 and other main roads, all of which provide good access to both Nottingham and Derby.



### Entrance Hall

Double glazed door to the front, radiator, stairs to the first floor and doors to:

### Kitchen

9'8 x 7'5 approx (2.95m x 2.26m approx)

Double glazed window to the front, wall and base units with work surfaces over, inset stainless steel sink and drainer, integrated electric oven, four ring gas hob and extractor over, part tiled walls, radiator, space for a fridge freezer and plumbing for a washing machine.

### Lounge

12'6 x 13'4 approx (3.81m x 4.06m approx)

Double glazed patio doors to the rear, laminate flooring, double glazed window to the rear and a radiator.

### First Floor Landing

Double glazed window to the side, loft access hatch and doors to:

### Bedroom 1

10'2 plus recess x 11'10 approx (3.10m plus recess x 3.61m approx)

Two double glazed windows to the front and a radiator.

### Bedroom 2

6'9 x 11'2 approx (2.06m x 3.40m approx)

Double glazed window to the rear and a radiator.

### Bathroom

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

### Outside

To the front of the property there is off road parking and a garage.

The rear garden is decked, has a lawn and enclosed with panelled fencing.

### Garage

Up and over door to the front.

### Directions

Proceed out of Long Eaton along Nottingham Road turning right into Grange Road and right again into Station Road. Proceed along turning left into Stafford Street continuing to the end where it becomes Cannock Way. Turn right following the road where Dunston Close can be found on the right hand side.

8460AMCO

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 15mbps Superfast 52mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

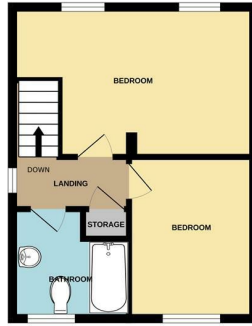
Other Material Issues – No



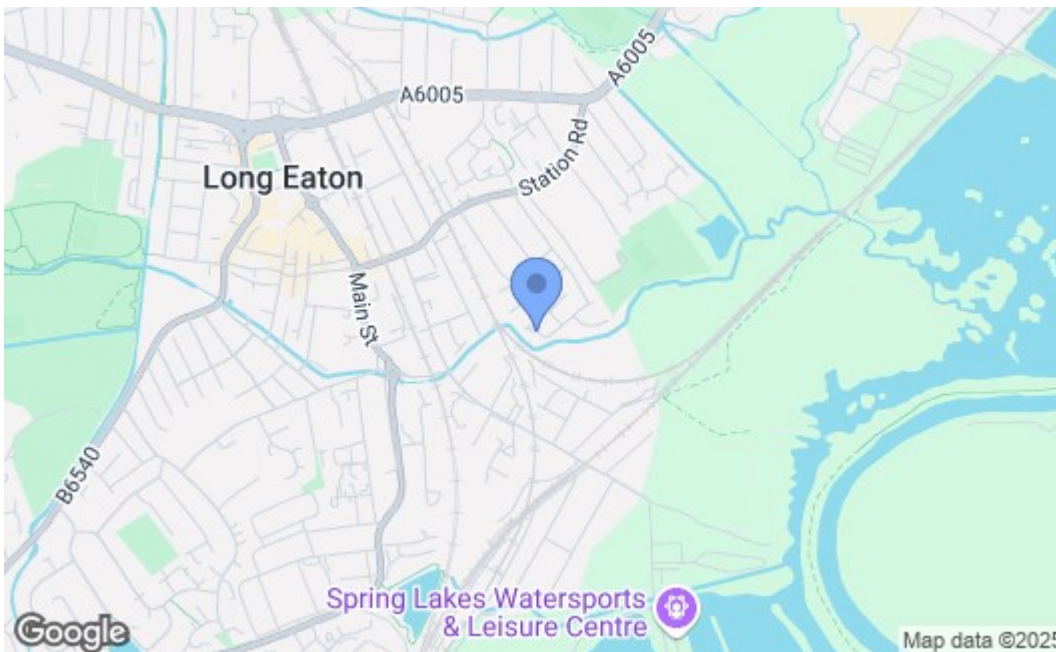
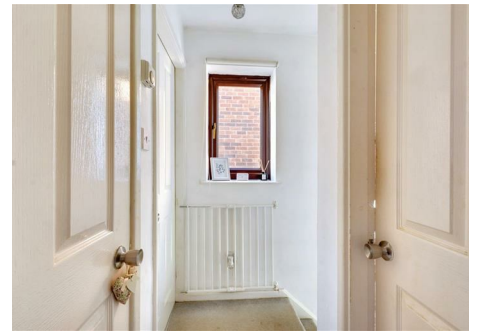
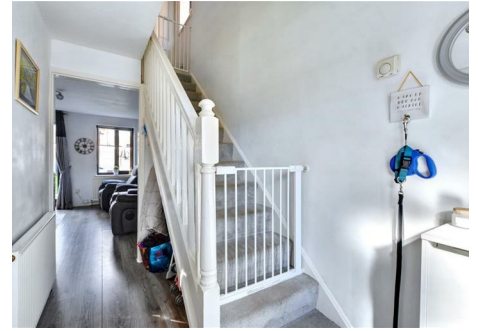
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. It is the prospective purchaser's responsibility to verify the accuracy of all measurements and to ensure that the services, systems and appliances shown have not been tested and no guarantee can be given regarding their quality or efficiency. See the agent's website for more information. Made with Mapbox ©2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(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.