



Milldale Road,  
Long Eaton, Nottingham  
NG10 3HS

**O/O £245,000 Freehold**





THIS IS A THREE BEDROOM SEMI DETACHED HOME SITUATED IN THE HEART OF THE POPULAR DALES ESTATE WHICH IS LOCATED ON THE OUTSKIRTS OF LONG EATON.

Being located on Milldale Road, this traditional semi detached property offers a lovely home which we are sure will appeal to people looking for their first property or a family home which is well placed for easy access to excellent local schools and all the other amenities and facilities provided by Long Eaton and the surrounding area. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we do recommend that interested parties take a full inspection so they are able to see all that is included in this lovely home for themselves.

The property was originally built by Wimpey Homes and is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation included derives all the benefits of having gas central heating and double glazing. In brief the house includes a reception hall, from which stairs take you to the first floor and doors lead into the lounge which has a feature fireplace and an archway leading to the dining room where there are patio doors taking you out to the rear garden and to the well fitted kitchen which has extensive ranges of wall and base units and a built-in shelved pantry/storage cupboard. To the first floor the landing leads to the three bedrooms, two of which have range of built-in wardrobes, a fully tiled bathroom which has a mains flow shower over the bath and a separate w.c. Outside there is a wide driveway which provides off road parking for at least two vehicles, a lawned garden with established borders to two sides, there is a car port to the left hand side of the house with a driveway leading to the concrete sectional garage and the rear garden is South-Westerly facing with a patio leading onto a lawn with borders and fencing to the boundaries.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are schools for all ages within walking distance of the property, healthcare and sports facilities including the West Park Leisure Centre and adjoining paying 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 tiled flooring and a UPVC front door with leaded inset glazed panels and an opaque double glazed side panel leading to:

### Reception Hall

Stairs with balustrade and cupboard under leading to the first floor, radiator and a wall light.

### Lounge

13'5 × 11'5 approx (4.09m × 3.48m approx)

Double glazed window with fitted vertical blinds to the front, coal effect gas fire set in a Minton style surround with a hearth, cornice to the wall and ceiling and archway leading to:

### Dining Room

10'10 × 9'9 approx (3.30m × 2.97m approx)

Double glazed patio doors leading out to the rear garden, radiator, cornice to the wall and ceiling and a double serving hatch with leaded glazed doors and glazed shelving above.

### Kitchen

11'5 × 8' approx (3.48m × 2.44m approx)

The kitchen is fitted with white gloss finished units having stainless steel fittings and includes a 1½ bowl sink with a mixer tap set in a work surface which extends to two sides and has cupboards, with the corner cupboard having pull out carousels, an integrated dishwasher, space for an automatic washing machine and drawers below, matching eye level wall cupboards with the Ideal Exclusive boiler being housed in a wall cupboard, AEG double oven and hob with a hood over, tiling to the walls by the work surface areas, double glazed window to the rear, space for an upright fridge freezer, tiled flooring, radiator, double serving hatch to the dining room, double matching doors to the kitchen units providing access to a shelved pantry where the electric and gas meters and electric consumer unit are housed.

### First Floor Landing

There is a balustrade from the stairs onto the landing, hatch to a part boarded loft which has a light, opaque double glazed window to the side and doors to:

### Bedroom 1

13'3 × 10'6 max approx (4.04m × 3.20m max approx)

Double glazed window to the front, range of built-in wardrobes with a dressing table having a mirror to the wall and cupboards above, radiator, two bedside wall lights and cornice to the wall and ceiling.

### Bedroom 2

11'1 × 10'7 approx (3.38m × 3.23m approx)

Double glazed window to the rear, radiator, two double wardrobes with a central dressing table with cupboards over and there is a built-in storage cupboard.

### Bedroom 3

9'6 × 7'3 approx (2.90m × 2.21m approx)

Double glazed window to the front and a radiator.

### Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath

with hand rails and a mixer tap/shower over, hand basin with mixer tap and cupboards and drawers below, chrome ladder towel radiator, tiled flooring, opaque double glazed window and recessed lighting to the ceiling.

### Separate w.c.

Having a white low flush w.c., opaque double glazed window and recessed lighting.

### Outside

At the front of the property there is a double width driveway which provides off road parking for two or three vehicles, there is a lawn with rockier borders to the sides, a hedge to the right hand boundary and a low level wall to the front.

To the rear the garden is South-Westerly facing and has a patio leading onto a lawn with established borders to the sides and the garden is kept private by having fencing to the rear and right hand boundaries.

### Car Port

26' × 7'9 approx (7.92m × 2.36m approx)

The car port has double gates and a brick archway to the front and provides an ideal drying/outside play area for young children.

### Garage

19'10 × 9'2 approx (6.05m × 2.79m approx)

The detached concrete sectional garage has an electric roller door to the front, a door and window to the side, power and lighting is provided and the garage has had a new roof fitted over the past few years.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second mini island turn right onto Dovedale Avenue and first left onto Milldale Road. Follow the road around the property can be found on the right as identified by our for sale board.

8475AMMP

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 8mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – EE, Three, Vodafone, 02

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

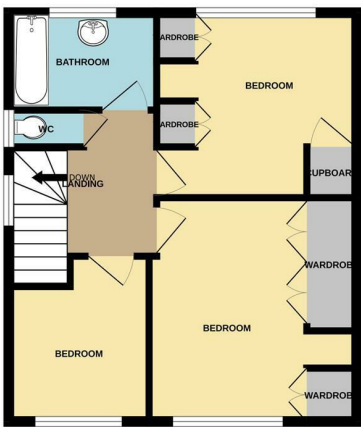
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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.