



The Watermeadows,  
Long Eaton, Nottingham  
NG10 3QQ

**£355,000 Freehold**





THIS IS A GABLE FRONTED FOUR DOUBLE BEDROOM DETACHED HOUSE SITUATED ON A QUIET CUL-DE-SAC IN THIS MOST SOUGHT AFTER RESIDENTIAL AREA ON THE OUTSKIRTS OF LONG EATON.

Being located on The Watermeadows, which is a quiet cul-de-sac on the outskirts of Long Eaton, this four bedroom detached property provides a lovely family home which will now benefit from some update works being carried out. The property is being sold with the benefit of NO UPWARD CHAIN and is ready for immediate occupation and a new owner could probably look to combine the existing dining room and kitchen to provide a large open plan living/dining kitchen and in time carry out some updating works to the bathrooms. The property also benefits from having a block paved driveway and double detached brick garage positioned to the right hand side and has a private garden to the rear. Located on Eaton Grange the property is well placed for easy access to the excellent local schools for all ages and is only a few minutes drive away from Long Eaton town centre, all of which have helped to make this a very popular and convenient place to live.

The property was originally built by Westerman Homes and has an attractive facia brick to the external elevations under a pitched tiled roof. Deriving the benefits from having gas central heating and double glazing, the property includes an open porch leading through the front door into a spacious hallway which has a ground floor w.c. off, the lounge extends across the rear of the house and this has a feature fireplace and double opening French doors leading out to the rear garden, the existing dining room is positioned at the front and the breakfast kitchen is fitted with wood grain units and has integrated cooking appliances. To the first floor the landing leads to the four double bedrooms with the master bedroom having an en-suite shower room and there is the main family bathroom which has a light coloured suite with a shower over the bath position. Outside there is an easily managed garden area to the front, the block paved driveway extends down the right hand side of the house to a car standing area and to the double brick garage and either side of the property there are newly installed wooden gates which provide access to the private rear garden which has a patio leading onto a lawn, there is a summerhouse in a garden area behind the garage with the rear garden being kept private by having 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 the excellent schools for all ages within walking distance of the property which includes the Wilsthorpe Academy and Trent College, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and several local golf courses, walks in the nearby open countryside and the 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 outside light and a UPVC wood grain effect front door with two inset opaque glazed panels and matching double glazed panels to either side leading to:

### Reception Hall

Stairs with balustrade leading to the first floor; radiator; cornice to the wall and ceiling, dado rail to the walls, door with inset glazed panels leading to the dining room, kitchen and lounge and laminate flooring which extends through into the lounge.

### Ground Floor w.c.

The ground floor w.c. is half tiled and has a low flush w.c. a wall mounted hand basin, radiator, laminate flooring and opaque double glazed window.

### Lounge

18'3 x 12'4 approx (5.56m x 3.76m approx)

Having double glazed, double opening French doors leading out to the rear garden and a double glazed window to the rear, coal effect gas fire set in an Adam style surround with inset and hearth, cornice to the wall and ceiling and a TV point.

### Dining Room

13'7 to 10'5 x 8'9 approx (4.14m to 3.18m x 2.67m approx)

Double glazed window to the front, radiator, stone effect fire set in an Adam style surround with an inset and hearth, cornice to the wall and ceiling and a TV point.

### Breakfast Kitchen

15'3 x 8'6 approx (4.65m x 2.59m approx)

The kitchen has wood finished units and includes a 1½ bowl sink with a mixer tap and four ring gas hob set in a work surface which extends to three sides and has cupboards, drawers, oven, spaces for an automatic washing machine, fridge and freezer below with the end of the work surface extending to a breakfast bar/eating area, upright shelved pantry cupboard, matching eye level wall cupboards, tiling to the walls by the work surface areas, hood over the cooking area, double glazed windows to the front and side, radiator, folding door with inset glazed panel leading to a cloaks/storage area under the stairs and a half opaque double glazed door leading out to the side of the property.

### First Floor Landing

Double glazed window to the side, the balustrade continues from the stairs onto the landing, cornice to the wall and ceiling, dado rail to the walls and the hot water tank is housed in a built-in airing/storage cupboard.

### Bedroom 1

14'8 to 13'6 x 8'8 approx (4.47m to 4.11m x 2.64m approx)

Double glazed window to the front, radiator, cornice to the wall and ceiling and a TV aerial point.

### En-Suite

The en-suite to the main bedroom is half tiled and has a walk-in shower with tiling to three walls and a mains flow shower system with a folding glazed door, wall mounted hand basin and a low flush w.c., radiator with a rail over, cornice to the wall and ceiling and an opaque double glazed window.

### Bedroom 2

11'8 x 8'7 approx (3.56m x 2.62m approx)

Double glazed window to the front, radiator, TV point and cornice to the wall and ceiling.

### Bedroom 3

12'5 x 8'4 approx (3.78m x 2.54m approx)

Double glazed window to the rear and a radiator.

### Bedroom 4

9'5 to 6'7 x 8'9 approx (2.87m to 2.01m x 2.67m approx)

Double glazed window to the rear and a radiator.

### Bathroom

The main bathroom is fully tiled and has a light coloured suite including a panelled bath with hand rails and a mixer tap/shower, pedestal wash hand basin with a mixer tap and a low flush w.c., radiator and an opaque double glazed window.

### Outside

There is a block paved driveway which runs down the right hand side of the house to a car standing area and to the garage with there being a gate between the garage and house leading to the rear garden. At the front of the house there is a lawned area with established planting and a slabbed pathway runs across the front to a path which runs down the left hand side to the door leading out from the kitchen where there is an outside light and to a gate which provides access to the rear garden and there is new fencing to the left hand boundary.

At the rear of the property there is a low level walled patio with steps leading onto a lawn and there are gates leading to the path which runs down the left hand side and to the drive on the right hand side. There are established bushes and fencing to the boundaries, a path runs down the side of the garage to the door which provides the side access into the garage and there are steps leading to a garden behind the garage where there is a summerhouse and further garden area.

### Garage

17'10 x 16'8 approx (5.44m x 5.08m approx)

The double detached garage is constructed of brick under a pitched tiled roof and has two up and over doors to the front with a half opaque glazed door leading out to the side, power points and lighting is provided in the garage and there is storage in the roof space.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over in the direction of Breaston. Turn left onto Eaton Grange Drive, second left into Paddocks View and right onto The Watermeadows, left into the cul-de-sac where the property can be found on the left.  
849 IAMMP

### 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 12mbps Superfast 67mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water very low

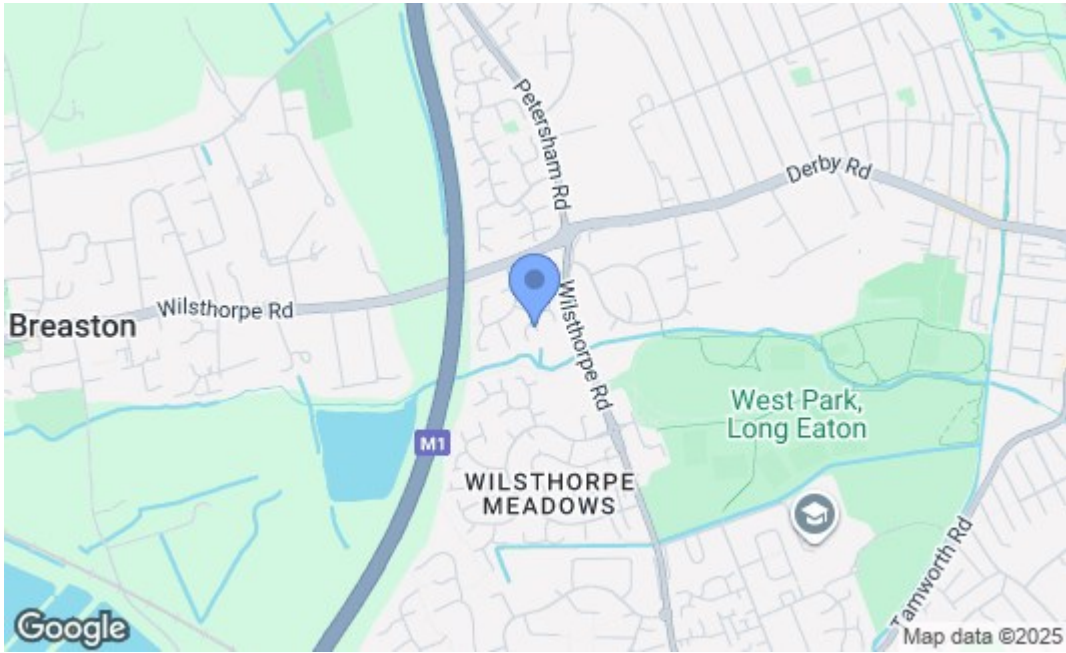
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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.