



Quorndon Crescent,
Long Eaton, Nottingham
NG10 1AL

£285,000 Freehold

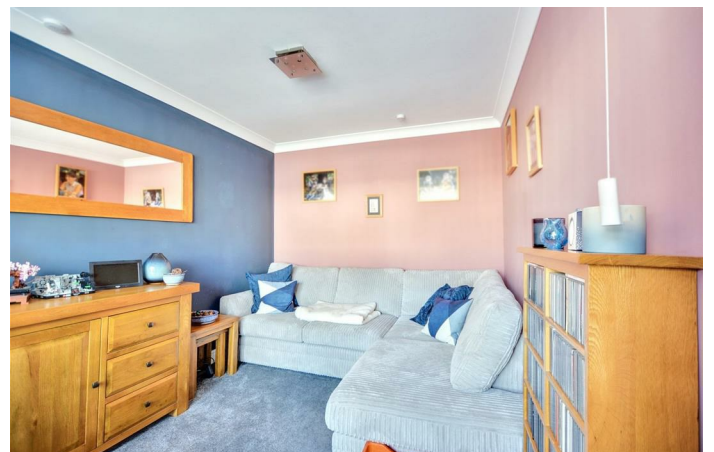


A THREE BEDROOM SEMI DETACHED HOUSE OFFERING SPACIOUS AND WELL PRESENTED ACCOMMODATION.

Robert Ellis are delighted to offer to the market a fantastic opportunity to purchase this beautifully presented semi detached home on Quorndon Crescent. Situated on a cul de sac within a sought after part of Long Eaton, this property really needs to be viewed internally. Offering fantastic ground floor space with a lounge/diner stretching in excess of 30ft and that's in addition to having a converted garage which is now offered as a office/sitting room and downstairs shower room. The property has also been extended to the rear which generates a superb extra space which the kitchen has benefited from in addition to recently being replaced and boasting integrated appliances including fridge/freezer, dishwasher and washing machine. The property is immaculately presented throughout and there are three bedrooms to the first floor and they all offer fitted units. There is ample off road parking and a great sized, low maintenance rear garden with an external gate to the path leading to the canal for those lovely evening walks. The property is situated just a short distance from a host of local shops and amenities including various local schools.

The property is immaculately presented throughout and internal inspection is highly recommended. The property briefly comprises of an hallway, office/sitting room, through lounge/diner, stunning kitchen and downstairs shower room. To the first floor, there are three bedrooms and a shower room.

The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area which includes Asda, Tesco and Aldi superstores as well as many other retail outlets, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, if required there are schools for all ages within walking distance of the property and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached by the Skylink bus, Long Eaton train station is only a few minutes walk away and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Composite front entrance door, radiator, parquet style flooring, stairs to the first floor and doors to:

Sitting Room

8'8 x 14'3 approx (2.64m x 4.34m approx)

Double glazed window to the front, radiator.

Kitchen

17'4 x 8' approx (5.28m x 2.44m approx)

Double glazed door and window to the rear, wall, base and drawer units with work surfaces over, inset sink and drainer, integrated dishwasher, four ring induction hob with extractor over, integrated fridge freezer, washing machine, dryer and dishwasher.

Shower Room

Double glazed window to the rear, chrome heated towel rail, double shower cubicle with shower, vanity wash hand basin and cupboard housing the combi boiler.

Lounge/Diner

32'2 x 10'11 approx (9.80m x 3.33m approx)

Double glazed windows to the front and rear, radiator.

First Floor Landing

Loft access hatch, double glazed window to the side and doors to:

Bedroom 1

10'8 x 9'11 approx (3.25m x 3.02m approx)

Double glazed window to the rear, radiator, solid oak flooring and fitted wardrobes.

Bedroom 2

10'11 x 9'5 approx (3.33m x 2.87m approx)

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

Bedroom 3

7'2 x 7'7 approx (2.18m x 2.31m approx)

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

Shower Room

Double shower cubicle, low flush w.c., pedestal wash hand

basin, part tiled walls, tiled floor, double glazed window to the rear.

Outside

To the front of the property there is off road parking with a resin driveway.

The rear garden is low maintenance, fencing to the boundaries, purpose built concrete outhouse/storage.

Directions

Proceed out of Long Eaton along Tamworth Road and just before the canal bridge turn left into Wyvern Avenue following the road around into Lodge Road where Quomdon Crescent can be found as a turning on the left. 8536AMCO

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, Virgin

Broadband Speed - Standard 10mbps Superfast 51mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

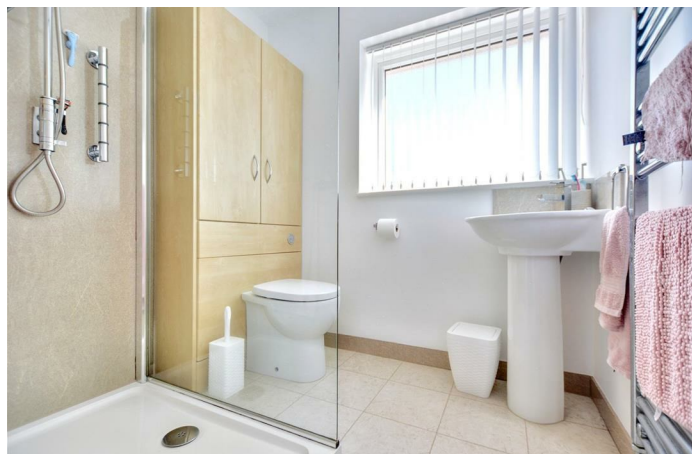
Flood Risk – No, surface water very low

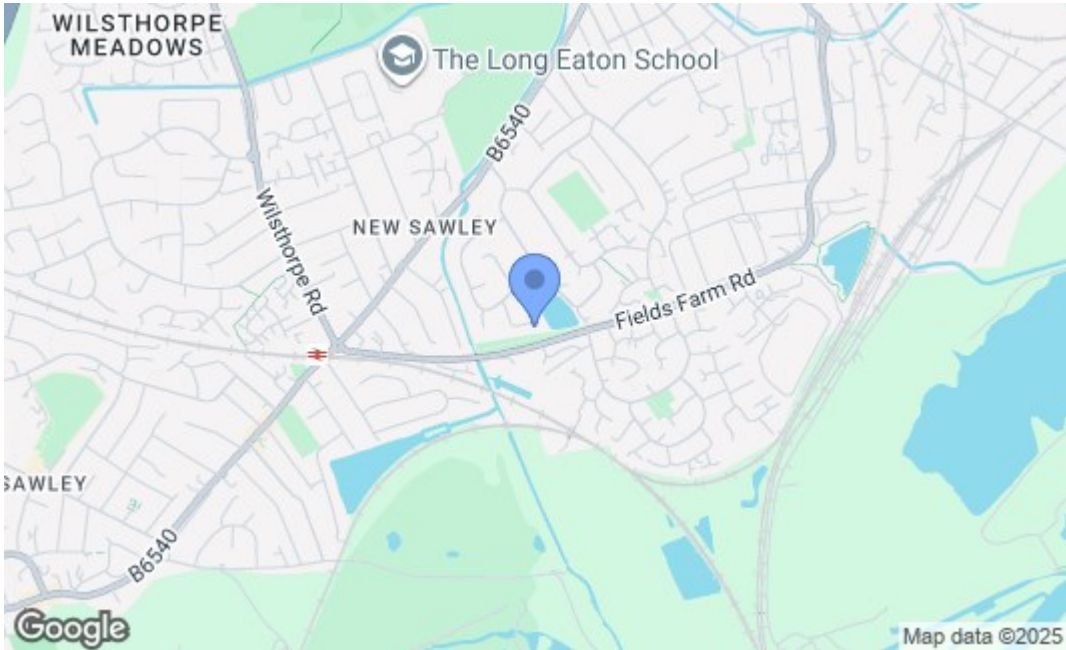
Flood Defenses – No

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		83
(81-91) B		
(69-80) C	73	
(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 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.