



Hatton Crofts,  
Long Eaton, Nottingham  
NG10 3PW

**£220,000 Freehold**





THIS IS A THREE BEDROOM SEMI DETACHED PROPERTY LOCATED ON A QUIET CUL-DE-SAC CLOSE TO EXCELLENT LOCAL SCHOOLS AND TRANSPORT LINKS.

This three bedroom semi detached house provides a lovely home which will suit a whole range of buyers, from people buying their first property through to families who are looking for a three bedroom home which is close to excellent local schools and other amenities and facilities. The property is being sold with the benefit of NO UPWARD CHAIN and is therefore ready for immediate occupation by a new owner and for the size and layout of the accommodation and the privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. The house is entered through an open porch and the front door and includes a reception hall with stairs leading to the first floor and a door taking you to the lounge/sitting room, the open plan dining kitchen has grey gloss fitted units and patio doors leading into a conservatory which extends across the rear of the property and has a door leading out to the rear garden. To the first floor the landing leads to the three bedrooms and bathroom which has a white suite with a shower over the bath. Outside there is a lawned garden at the front and a slabbed driveway which runs down the left hand side of the property where there are a pair of wooden gates that provide access to the rear. At the rear of the property there is a slabbed area leading onto a lawn, there is a shed in the bottom right hand corner of the garden, a mature silver birch tree which helps to provide natural screening at the rear and there is fencing to the side and rear boundaries.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there is a Sainsbury's convenience store on Tamworth Road and further shopping facilities found in Sawley which is only a short drive away, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields which are again only a short walk away 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 an outside light and a UPVC front door with two inset opaque double glazed panels leading to:

### Reception Hall

Stairs with hand rail leading to the first floor, radiator, cloaks hanging, laminate flooring which extends into the main living accommodation and wall mounted electric consumer unit.

### Lounge

13'5 x 12'4 approx (4.09m x 3.76m approx)

Double glazed window to the front, radiator, dado rail to the walls, understairs storage cupboard with shelving, TV point and laminate flooring.

### Dining Kitchen

15'5 x 10'8 approx (4.70m x 3.25m approx)

The original dining room and kitchen have been combined and the kitchen area is fitted with grey gloss units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and a four ring hob set in a work surface which extends to four sides, with one side providing an eating area and there are cupboards, an oven, space for an automatic washing machine and drawers beneath, matching eye level wall cupboards, tiling to the walls by the work surface areas, laminate flooring, recessed lighting to the ceiling, radiator, dado rail to the walls in the dining area, double glazed patio doors leading into the conservatory and double glazed window looking into the conservatory.

### Conservatory

14'5 x 6'8 approx (4.39m x 2.03m approx)

The conservatory has a full height double glazed door leading out to the rear garden, full height double glazed windows to the rear and sides, polycarbonate roof, laminate flooring, wall light and power points.

### First Floor Landing

The balustrade continues from the stairs onto the landing, hatch to loft and a Vaillant boiler is housed in a built-in airing/storage cupboard.

### Bedroom 1

12'7 x 8'6 approx (3.84m x 2.59m approx)

Double glazed window to the front, radiator, laminate flooring, two double built-in wardrobes with cupboards over and six power points.

### Bedroom 2

9'2 x 8'6 approx (2.79m x 2.59m approx)

Double glazed window to the rear, radiator, laminate flooring and four power points.

### Bedroom 3

8'7 x 6'6 approx (2.62m x 1.98m approx)

Double glazed window to the front, radiator, laminate flooring, built-in cupboard/wardrobe and four power points.

### Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with a mixer tap and a Triton electric shower over, tiling to three walls and a protective glazed screen, low flush w.c. and pedestal wash hand basin with a mirror fronted cabinet to the wall above, opaque double glazed window, chrome ladder towel radiator and recessed lighting to the ceiling.

### Outside

At the front of the property there is a slabbed path leading to the front door and across the front of the house to the drive which runs down the left hand side where there are double gates providing access to the rear garden, there is a lawn, fence to the left hand boundary and an outside water supply is provided.

At the rear of the property there is a slabbed patio area leading onto a lawn with borders to the side, there is a shed to the bottom right hand corner of the garden, an established silver birch tree which helps to provide natural screening and there is fencing to the boundaries.

### Directions

Proceed out of Long Eaton along Tamworth Road and after the canal bridge take the right hand turning onto Myrtle Avenue. Continue to the bottom and turn right onto Ash Grove, following the road round to the right and Hatton Crofts can be found on the right.

8588AMMP

### 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 8mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, Three, O2, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

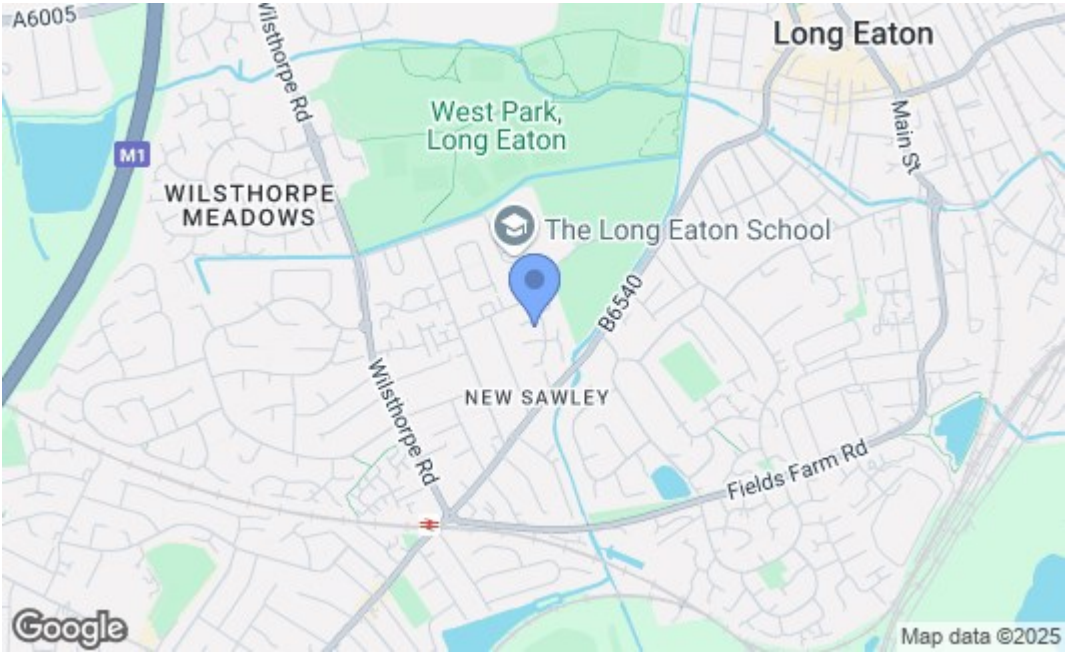
Flood Defenses – No

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		87
(81-91) B	73	
(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.