



Brookside Close,  
Long Eaton, Nottingham  
NG10 4AQ

**Price Guide £350-360,000**  
**Freehold**





THIS IS A THREE BEDROOM DETACHED HOUSE SITUATED ON A QUIET CUL-DE-SAC IN THIS MOST POPULAR RESIDENTIAL AREA OF LONG EATON.

Being located on Brookside Close which is a quite cul-de-sac off Parkside Avenue, this three bedroom detached house provides a lovely family home which we are sure will appeal to many people looking to purchase this style of property in the Long Eaton area. The property is being sold with the benefit of NO UPWARD CHAIN and for the size and excellent condition of the accommodation and privacy of the South facing rear garden to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is included in this beautiful home for themselves. The property is situated close to West Park, to excellent local schools and to many other amenities and facilities, all of which have helped to make this a popular and convenient place to live.

The property is constructed of brick to the external elevations all under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. Being entered through a fully enclosed porch, the accommodation includes a reception hall, from which a feature staircase with a stainless steel spindle balustrade and wooden hand rail takes you to the first floor; there is carpeted flooring throughout the accommodation which includes a through lounge with sliding doors leading out to the private rear garden, the dining kitchen is exclusively fitted with cream gloss finished units and has several integrated appliances and there are double opening, double glazed French doors leading out from the dining area to the rear garden. To the first floor the landing leads to the three bedrooms and the luxurious bathroom which is fully tiled and has a white suite complete with a mains flow shower over the bath position. Outside there is an adjoining brick garage which is larger than you would expect providing a workshop/storage area as well as a place to park a vehicle, there is block paved parking at the front for at least two vehicles and at the rear the private South facing garden, which has a slabbed patio leading onto a lawned garden is all 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 along with numerous other retail outlets, there are excellent schools for all ages within walking distance of the property which include Trent College and the Wilsthore Academy, healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside 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

Fully enclosed porch having double opening, opaque double glazed doors, Cornish slate tile to the internal walls and a light leading through a UPVC front door with inset stained glass leaded panel with opaque double glazed panels either side to:

## Reception Hall

Stairs with a feature stainless steel spindle and wooden hand rail balustrade leading to the first floor with there being a cupboard under the stairs which has cloaks hanging, shelving and the electricity meter and electric consumer unit are housed in the cupboard, radiator, carpeted flooring, two power points and pine panelled doors leading to:

## Through Lounge

24' x 11'9 to 9'6 approx (7.32m x 3.58m to 2.90m approx)

This large main reception room could include a dining area and has a double glazed bow window to the front and double glazed sliding patio doors leading out to the private garden to the rear, coal effect gas fire set in a Minton style surround with a hearth, two radiators, ten power points with stainless steel fittings, two TV aerial points and carpeted flooring.

## Dining Kitchen

22' x 9' to 6'5 approx (6.71m x 2.74m to 1.96m approx)

The kitchen area is fitted with cream gloss units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and a five ring gas hob set in a work surface which extends to three sides and has cupboards, drawers and an integrated fridge under, matching eye level wall cupboards with lighting under, upright pantry style cupboard, Neff oven and a microwave combination oven with drawers below and a cupboard above, hood and back plate to the cooking areas, tiled walls to the work surface areas, double glazed window with a fitted blind to the rear and eight power points above the work surface areas.

The dining area has double opening, double glazed French doors leading out to the South facing rear garden, radiator, two wall lights, carpeted flooring and six power points with stainless steel fittings.

## First Floor Landing

The feature balustrade where the stainless steel spindles and wooden hand rail continues from the stairs onto the landing, opaque double glazed window to the side, carpeted flooring and pine panelled doors leading from the landing to the bedrooms and bathroom.

## Bedroom 1

12'2 x 11'2 approx (3.71m x 3.40m approx)

Double glazed bow window to the front, radiator, carpeted flooring and six power points with stainless steel fittings.

## Bedroom 2

12'7 x 11'7 approx (3.84m x 3.53m approx)

Double glazed window to the rear, radiator, carpeted flooring and six power points with stainless steel fittings.

## Bedroom 3

6'9 x 6'1 approx (2.06m x 1.85m approx)

Double glazed bow window to the front, radiator, four power points with stainless steel fittings and a hatch with ladder leading to the boarded loft which has a window to the side and a light.

## Bathroom

The bathroom is fully tiled and has a white suite including a P shaped bath with a mains flow shower over, mixer taps and a curved protective screen, hand basin set in a surface with a double cupboard under and a low flush w.c. with a concealed cistern, radiator, X-pelair fan, opaque double glazed window and an electric shaver point.

## Outside

At the front of the property there is a block paved driveway which provides off road parking for at least two vehicles and to the right hand side an established border providing natural screening from the adjacent property.

At the rear of the property the garden is South facing and has a slabbed patio extending across the back of the house and this leads onto a good size lawn with the garden being kept private by having fencing to the boundaries. There is an outside water supply and light and to the right of the property there is a bin storage area.

## Garage

18'7 x 16'3 to 9'5 approx (5.66m x 4.95m to 2.87m approx)

The adjoining brick garage has an up and over door to the front, a wall mounted boiler, the gas meter is housed in the garage, power and lighting is provided and there is a passageway with a half double glazed door leading out to the rear garden.

## Directions

Proceed out of Long Eaton along Derby Road and after passing Trent College on the left take the left turning onto Parkside Avenue. Follow the road round to the bend where Brookside Close can be found on the left hand side and the property identified by our for sale board. 8541AMMP

## Council Tax

Erewash Borough Council Band C

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 12mbps Superfast 35mbps Ultrafast 1800mbps

Phone Signal – EE, O2, 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

## Agents Notes

This property has AI images





