



Widdowson Road,
Long Eaton, Nottingham
NG10 3SY

Price Guide £230-240,000
Freehold



A SPACIOUS AND TASTEFULLY FINISHED THREE DOUBLE BEDROOM TOWN HOUSE WITH OFF ROAD PARKING, SITUATED IN A GREAT LOCATION CLOSE TO LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS

This delightfully spacious three double bedroom house situated on a recently built development constructed by Bryants and their popular Heathcote design, is located in Long Eaton and within walking distance of local amenities provided by the area and Long Eaton train station which provides access to London within an hour and half. The current owners have complemented the design and made improvements that offer prospective buyers the opportunity to purchase an established home with all the comforts of modern living and to appreciate the full extent of the accommodation and privacy of the rear garden an internal inspection is strongly recommended.

With gas central heating and double glazing, the property has been finished to a high standard by the current owners with new flooring throughout, built in appliances in the kitchen and fitted wardrobes to the master and second bedroom. The property briefly includes of a light and airy hallway, lounge/diner with french doors opening to the rear enclosed garden which has been recently landscaped, kitchen with white gloss finished units and integrated appliances and a ground floor cloaks/w.c. To the first floor, there are two double bedrooms and a family shower room and to the second floor a master bedroom with an en-suite shower room/w.c. with Velux window and built-in wardrobes. Externally there is an easily managed, small planted area and footpath at the front and to the rear is an enclosed garden which has astroturf lawn with patios and a footpath leading to a pedestrian gated access at the rear which leads to the allocated parking at the rear of the house.

The property is well placed for local shops provided by Sawley and on the Dales Estate, there are excellent schools for all ages within walking distance of the house, further shopping facilities can be found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton station which 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

10'9 × 5'9 approx (3.28m × 1.75m approx)

A newly fitted composite door to the front with two inset frosted glass panels, LVT grey flooring, radiator, telephone point, doors to the kitchen and lounge/diner and stairs to first floor.

Lounge With Dining Area

13'6 × 15'9 approx (4.11m × 4.80m approx)

Double glazed, double opening french doors opening to the rear garden with UPVC double glazed windows to either side, newly fitted grey carpeted flooring, two ceiling lights, two radiators and a TV point.

Kitchen

8'2 × 10'8 approx (2.49m × 3.25m approx)

The kitchen is fitted with white gloss units and includes a 1½ bowl sink with a mixer tap and a four ring hob set in a work surface with an integrated dishwasher, cupboards, drawers and an integrated washing machine below, oven and microwave oven with cupboards above and below, range of matching eye level wall cupboards with lighting beneath, hood to the cooking area, tiling to the walls by the work surface areas, double glazed window to the front, integrated fridge/freezer, LED lighting and a fan heater to the plinths below the base cupboards and a double glazed window to the front.

Ground Floor w.c.

5'5 × 3 approx (1.65m × 0.91m approx)

Double glazed frosted window to the front, grey flooring, chrome towel radiator, white low flush w.c. and white pedestal sink with a tiled splashback and storage cupboard below.

First Floor Landing

5'9 × 9'8 approx (1.75m × 2.95m approx)

Having new grey carpeted flooring which was fitted approx two years ago, radiator, and doors to two bedrooms and shower room.

Bedroom 2

13'6 × 10'6 approx (4.11m × 3.20m approx)

Two double glazed window to the front, newly carpeted grey flooring, radiator and a TV point.

Bedroom 3

13'6 × 8'6 approx (4.11m × 2.59m approx)

Two double glazed window to the rear, newly fitted grey carpeted, radiator and built-in wardrobes with drawers and hanging rails extending to one wall.

Shower Room

7'5 × 7'5 approx (2.26m × 2.26m approx)

Having a large walk-in corner shower with a rain shower head and a hand held shower, sink with a mixer tap and double cupboard below and w.c. with a concealed cistern, a large gloss grey storage cupboard, a heated towel radiator, electric shaver point and an extractor fan.

Second Floor Landing

5'9 × 10'9 approx (1.75m × 3.28m approx)

Velux window to the ceiling, newly fitted grey carpet, door to the master bedroom, the gas boiler is housed in a built-in cupboard leading to further storage space in the roof.

Master Bedroom

13'6 × 15 approx (4.11m × 4.57m approx)

Double glazed window to the front elevation, newly fitted grey carpeted flooring, ceiling light, radiator, TV point, range of built-in wardrobes, large built-in storage cupboard and a loft hatch.

En-suite

9'2 × 5'8 approx (2.79m × 1.73m approx)

Double glazed Velux window, vinyl flooring, ceiling light, extractor fan, electric shaver point, enclosed corner shower unit which is mains fed, low flush w.c. and a pedestal wash hand basin.

Outside

The property sits back from the road at the front with a planted bed and a paved path to the front door and an outside light. To the rear the garden is fully enclosed with painted fencing to all boundaries, there is a paved patio area directly outside the french doors from the lounge, an astroturf lawn with stone borders having established shrubs, a path takes you to a further patio at the bottom of the garden where there is also a gate providing access to the off road parking at the rear of the house and the garden is kept private by having fencing to the boundaries

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right into Wilsthorpe Road, left into Bramley Road and at the end of the road turn immediate right into Widdowson Road where the property can be found on the left.
8181MP

Council Tax Band

Erewash Council Tax Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 9mbps Superfast 75mbps Ultrafast 1000mbps

Phone Signal – EE, Three, 02, Vodafone

Sewage – Mains supply

Flood Risk – Low, surface water low

Flood Defenses – No

Non-Standard Construction – No

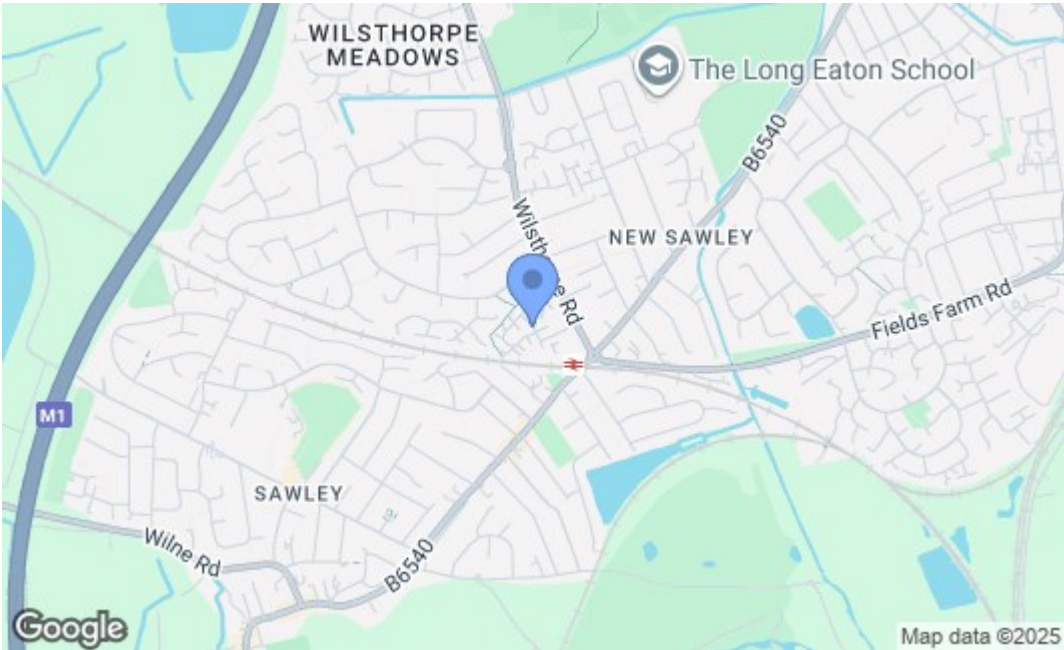
Any Legal Restrictions – No

Other Material Issues – No





TOTAL FLOOR AREA: 996 sq ft (92.5 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	78	
(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.