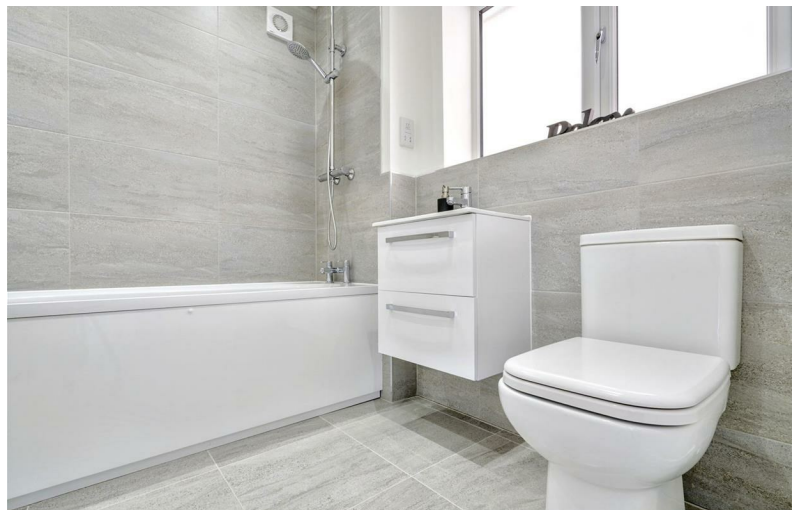


Robert Ellis

look no further...



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£309,950 Freehold

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A DOUBLE FRONTED THREE BEDROOM DETACHED FAMILY HOME, THE MASTER BEDROOM HAVING AN EN-SUITE AND OFF ROAD PARKING WITH EV CHARGING POINT

PART EXCHANGE AVAILABLE - Being constructed of an attractive facia brick under a pitched tiled roof and being highly appointed throughout, this large three bedroom detached home includes a reception hall, from which stairs take you to the first floor and doors lead to the through lounge which has windows to the front and side and the exclusively fitted and equipped living/dining kitchen which will have high quality kitchen units and appliances and from the dining area there will be double opening, double glazed French doors leading to the garden. There is also a ground floor w.c. and to the first floor the landing will lead to the three good size bedrooms, the main bedroom having an en-suite shower room/w.c. and the family bathroom will include a mains flow shower over the bath. Outside there are good size gardens which will be lawned with fencing to the boundaries and off road parking is provided for two vehicles.

The property is within easy reach of all the local amenities and facilities provided by the area including Tesco, Asda, Lidl and Aldi stores as well as many other retail outlets in Long Eaton town centre, there are excellent schools for all ages within walking distance of the house, healthcare and sports facilities include the West Park Leisure Centre and adjoining playing fields, there are walks at nearby Trent Lock and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached by the Skylink bus which takes you to Castle Donington and the 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 a pitched tiled roof and an outside light leading through a stylish composite front door with inset opaque glazed panel to:

Reception Hall

Stairs with carpeted flooring leading to the first floor, laminate flooring extending through into the dining/living kitchen, radiator and panelled doors to the lounge and living/dining kitchen and there is also a built-in cloaks cupboard which has two power points and the electric consumer unit is housed in the cloaks cupboard which also has a light.

Ground Floor w.c.

Lounge

18'6" × 10' approx (5.64m × 3.05m approx)

The lounge has double glazed windows to the front and side, two radiators, 14 power points, one with USB charging points, a TV point and carpeted flooring.

Living/Dining Kitchen

18'6" × 11' approx (5.64m × 3.35m approx)

The kitchen is fitted with light grey Shaker style units having brushed stainless steel fittings and includes a 1½ bowl sink and a four ring induction hob set in a work surface which extends to three sides and has drawers, oven, space for an automatic washing machine and an integrated dishwasher below, matching eye level wall cupboards and an integrated eye level microwave oven, space for a fridge/freezer, double glazed window to the front, recessed lighting to the ceiling, double glazed, double opening French doors leading out to the private rear garden, 18 power points, one with a USB charging point, TV aerial point and laminate flooring.

First Floor Landing

Double glazed window to the rear, radiator, two power points, hatch to loft, carpeted flooring and the boiler is housed in a built-in storage cupboard above the stairs.

Bedroom 1

12' × 10' approx (3.66m × 3.05m approx)

Double glazed windows to the front and side, radiator, recessed lighting to the ceiling, eight power points, one with USB charging point, TV point, light switches to either side of the bed position and carpeted flooring.

En-Suite Shower Room

The en-suite to the main bedroom includes a large walk-in shower with a mains flow shower system having a rainwater shower head and a hand held shower, tiling to three walls and a folding glazed door, pedestal wash hand basin with a mixer tap and a tiled splashback, low flush w.c., double glazed window, chrome ladder towel radiator, extractor fan, recessed lighting to the ceiling and tiled floor.

Bedroom 2

10' × 10' approx approx (3.05m × 3.05m approx approx)

Double glazed window to the front, radiator, eight power points, one with USB charging points, light switches to either side of the bed position, TV point and carpeted flooring.

Bedroom 3

8' × 7' approx (2.44m × 2.13m approx)

Double glazed window to the side, radiator, TV point, six power points, one with USB charging point and carpeted flooring.

Bathroom

The main bathroom has a white suite and includes a panelled bath with mixer taps and a mains flow shower over having a rainwater shower head and hand held shower with tiling to three walls, hand basin with a mixer tap and two drawers below, low flush w.c., tiling to the walls by the sink and bath areas, tiled flooring, opaque double glazed window, electric shaver point, extractor fan, chrome ladder towel radiator and recessed lighting to the ceiling.

Outside

At the front of the property there is a pathway leading from the block paved car standing area with borders to the sides which provides access to the main front door and to a gate which takes you to the private garden at the side of the house. The borders next to the pathways are planted with bark beds and there is fencing running along the front boundary, there is an EV charging point and an outside tap at the front of the house.

The main garden is positioned on the right hand side of the property and has a patio leading onto a lawned garden and a pebbled storage area extending down the rear of the house. The garden is kept private by having good quality fencing to the boundary, there are outside power points provided and a gate leads to the front of the house. The property has a block paved parking area which provides off road parking for two vehicles and this is positioned to the left hand side of the property.

Directions

Proceed out of Long Eaton along Tamworth Road taking the left turning just past the Fire Station into Nelson Street. Take the second left turning into Trafalgar Road where the development can be found at the end of the road.

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Agents Notes

Internal photos for illustration only.

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed -

Phone Signal –

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

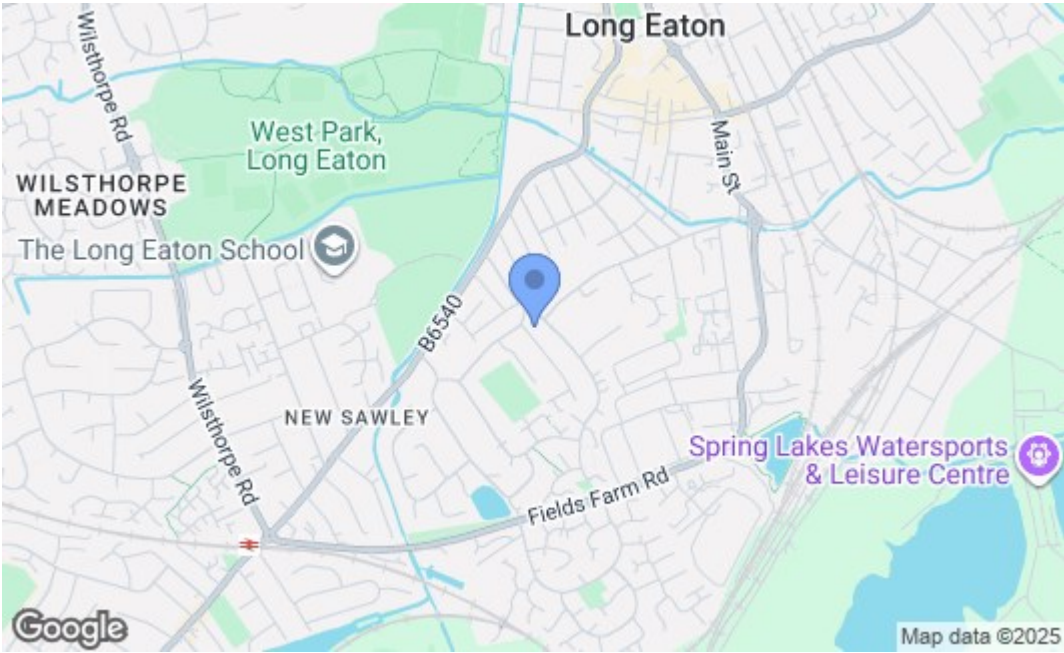
Flood Defenses – No

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 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.