



Highfield Street,
Long Eaton, Nottingham
NG10 4GY

Price Guide £240-250,000
Freehold

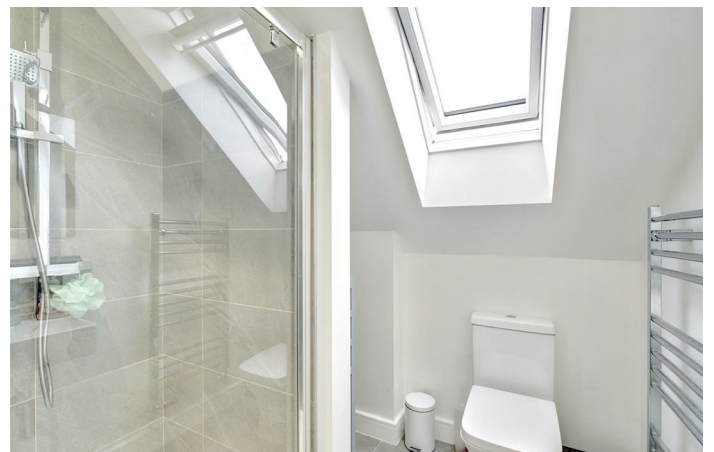


THIS IS A LOVELY THREE BEDROOM PROPERTY WHICH WAS ONLY CONSTRUCTED TWO YEARS AGO AND OFFERS WELL PROPORTIONED ACCOMMODATION WHICH WILL SUIT A WHOLE RANGE OF BUYERS.

Being located on this quiet road close to the heart of Long Eaton, this three bedroom mid property provides a lovely home which we are sure will suit a whole range of buyers, from people buying their first property through to those who might be downsizing and looking for a property which is easily maintained and close to the amenities and facilities provided by the area. The property was recently constructed by a local builder and is finished to a high standard throughout and for the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves.

The property is constructed of an attractive facia brick to the external elevations with stone lintels and sills to the front elevation and the tastefully finished accommodation derives the benefits of having gas central heating and double glazing and being a new property will be highly insulated throughout which will help to keep running costs down to a minimum. Being entered through a stylish composite front door, the accommodation includes a reception hall, lounge, dining kitchen which has grey gloss handle-less soft closing units and integrated appliances and double glazed, double opening French doors leading out to the rear garden and there is a most useful ground floor w.c. To the first floor the landing leads to the two bedrooms and the main luxurious bathroom which has a mains flow shower system over the bath and to the second floor there is the master bedroom suite which has a shower room en-suite and this again has a mains flow shower system. Outside there is parking at the front for two vehicles with estate type fencing to the sides and at the rear the garden has been laid with porcelain style slabs to help keep maintenance to a minimum and provides a lovely place to sit and enjoy outside living with it being kept private by having quality fencing to the three boundaries and there is a gate which provides access to a path which takes you to the front of the house.

The property is only a few minutes away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within easy reach, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields 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.



Stylish composite front door with four inset block opaque glazed panels leading to:

Reception Hall

Stairs with hand rail and carpeted flooring leading to the first floor, Karndean style flooring which extends across the whole of the ground floor living accommodation, radiator, wall mounted electric consumer unit and an oak panelled door leading to:

Lounge

13'3 x 12'3 approx (4.04m x 3.73m approx)

Double glazed sash style window with fitted blind to the front, radiator, understairs storage cupboard, Karndean style flooring and an oak panelled door leading to:

Dining Kitchen

The kitchen area is fitted with light grey handle-less soft closing units and includes a stainless steel sink with a mixer tap and four ring gas hob set in an L shaped work surface with cupboards, oven, an integrated automatic washing machine and drawers below, upright fridge/freezer, matching eye level wall cupboards and hood and back plate to the cooking area, Karndean style flooring, radiator, recessed lighting to the ceiling, double glazed, double opening French doors leading out to the rear garden, double glazed sash style window to the rear and an oak panelled door leading to:

Cloaks/w.c.

Having a white low flush w.c., hand basin with mixer tap, tiled splashback and a cupboard under, Karndean style flooring, radiator, extractor fan and recessed lights to the ceiling.

First Floor Landing

The balustrade continues from the first floor to the landing and there is a double glazed sash style window to the front, second flight of stairs with balustrade leading to the second floor, radiator, carpeted flooring and oak panelled doors leading to the bedrooms and bathroom.

Bedroom 2

15'4 x 8'5 approx (4.67m x 2.57m approx)

Two double glazed sash style windows with fitted blinds to the rear, carpeted flooring and a radiator.

Bedroom 3

9'1 x 6'9 approx (2.77m x 2.06m approx)

Double glazed sash style window with a fitted blind to the front, radiator and carpeted flooring.

Bathroom

The luxurious main bathroom has a white suite including a P shaped bath with mixer taps and a mains flow shower over having a rainwater shower head and hand held shower, tiling to two walls and a protective glazed screen, pedestal wash hand basin with mixer tap, tiled splashback and a mirror to the wall above, low

flush w.c., recessed lighting to the ceiling, extractor fan, tiled floor and a chrome ladder towel radiator.

Second Floor Landing

Oak panelled door leading to:

Bedroom 1

14'5 x 12' approx (4.39m x 3.66m approx)

Two Velux windows to the sloping ceilings, radiator and an oak panelled door leading to:

En-Suite

The shower room has a walk-in shower with a mains flow shower system with a rainwater shower head and hand held shower, tiling to three walls and a pivot glazed door, low flush w.c. and a wall mounted hand basin with a mixer tap, tiled splashback and a mirror to the wall above, chrome ladder towel radiator, Velux window to the ceiling, extractor fan, recessed lighting to the sloping ceiling, an Ideal gas boiler housed in a recess and a tiled floor.

Outside

At the front of the property there is parking provided for two vehicles with estate type fencing and borders to either side of the driveway, there is a border in front of the house and an outside light by the front door.

To the rear there is a porcelain slabbed patio area with a gate leading out to a path which provides access to the front of the house, there is good quality fencing to the three boundaries, outside lights to either side of the French doors from the dining kitchen and an outside water supply is provided.

Directions

Proceed out of Long Eaton along Derby Road turning right at the bend into College Street and fifth right into Highfield Street. 8687AMMP

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 15mbps Superfast 70mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

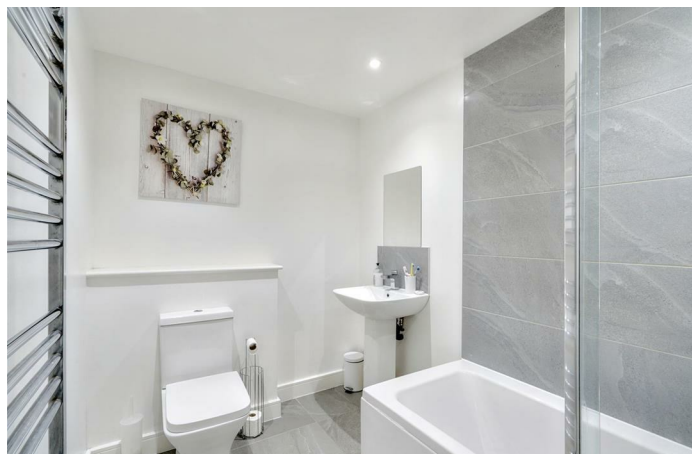
Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

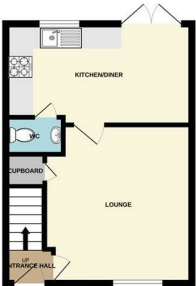
Any Legal Restrictions – No

Other Material Issues – No

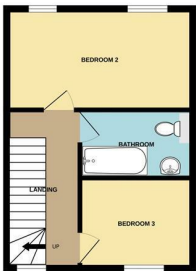




GROUND FLOOR



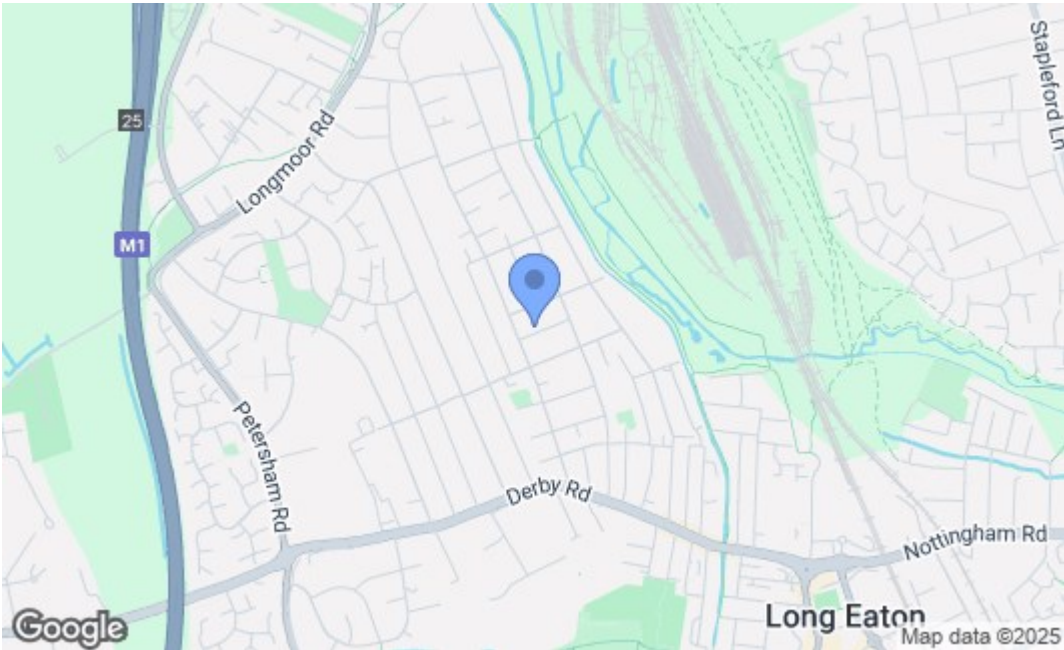
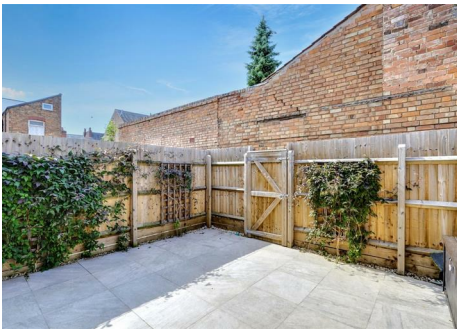
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for any prospective purchase. 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		97
(81-91) B	86	
(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		
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(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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