



Ashview Close,  
Long Eaton, Nottingham  
NG10 3QA

**£315,000 Freehold**



A SPACIOUS AND WELL PRESENTED, THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING AND ENCLOSED REAR GARDEN.

Robert Ellis are delighted to bring to the market this deceptively spacious, semi-detached family home perfect for a range of buyers from growing families to first time buyers alike. The property is constructed of brick to the external elevations and benefits from double glazing and gas central heating throughout. Robert Ellis highly recommend an internal viewing of this property to appreciate the space and location on offer.

The property briefly comprises; An entrance hallway, downstairs WC, open plan Lounge/Diner, large open plan Kitchen/Diner with integrated appliances and a large family room which has been converted from the original garage. To the first floor the bright landing leads to three generous bedrooms and a three piece family bathroom suite. To the exterior, the property boasts ample off street parking and to the rear, an enclosed garden with composite decking and turf.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. There are fantastic transport links available including nearby bus stops and easy access to major road links with Long Eaton town centre just a short drive away where supermarkets and healthcare facilities can be found. In addition to the road links, East Midlands Airport and Long Eaton train station are equally just a short drive from this superb family home.



### Entrance Hall

uPVC double glazed front door, uPVC double glazed window overlooking the side, laminate flooring, radiator, under stairs storage cupboard, painted plaster ceiling, ceiling light.

### Downstairs WC

5'0 x 2'7 (1.52m x 0.79m)

uPVC double glazed patterned window overlooking the front, laminate flooring, WC, heated towel rail, top mounted sink, painted plaster ceiling, ceiling light.

### Lounge/Diner

11'0 x 23'3 (3.35m x 7.09m)

uPVC double glazed bay window overlooking the front, laminate flooring, radiators, gas fire, painted plaster ceiling, ceiling light.

### Kitchen/Diner

22'4 x 16'5 (6.81m x 5.00m)

uPVC double glazed door leading to the side, uPVC double glazed French doors leading to the rear garden, uPVC double glazed window overlooking the rear garden, laminate flooring, radiator, painted plaster ceiling, spotlights, space for fridge/freezer, space for washing machine, space for dishwasher, space for tumble dryer, integrated electric oven, hob and overhead extractor fan.

### Family Room/ Garage conversion

8'5 x 16'0 (2.57m x 4.88m)

uPVC double glazed window overlooking the rear garden, laminate flooring, radiator, painted plaster ceiling, ceiling light, loft access.

### First Floor Landing

uPVC double glazed window overlooking the side, carpeted flooring, loft access, painted plaster ceiling, ceiling light.

### Bedroom One

10'2 x 10'2 (3.10m x 3.10m)

uPVC double glazed window overlooking the rear, built in storage cupboard, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Bedroom Two

9'4 x 9'7 (2.84m x 2.92m)

uPVC double glazed window overlooking the front, carpeted flooring, built in storage cupboard, radiator, painted plaster ceiling, ceiling light.

### Bedroom Three

6'6 x 7'7 (1.98m x 2.31m)

uPVC double glazed window overlooking the front, laminate flooring, radiator, painted plaster ceiling, ceiling light.

### Family Bathroom

6'5 x 6'7 (1.96m x 2.01m)

uPVC double glazed patterned window overlooking the rear, tiled flooring, WC, top mounted sink, bath with mixer tap, electric shower over the bath, heated towel rail, painted plaster ceiling, spotlights.

### Outside

To the front of the property there is a small garden with ample off street parking and to the rear, an enclosed garden with turf and composite decking area.

### Agents Notes

Agents note on EPC - This property currently has a valid EPC however please note that significant upgrades have been made to this property since the EPC has last been done which will not reflect in the current rating.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over towards Breaston. Turn left into Eaton Grange Drive, left into Ashview Close and the property can be found on the left.  
8681AMMP

### Council Tax

Erewash Borough Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 12mbps Superfast 80mbps

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.