



Armitage Drive,
Long Eaton, Nottingham
NG10 2EZ

Price Guide £245-250,000
Freehold



A TWO BEDROOM PROPERTY SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC ON A LARGE PLOT WHICH PROVIDES GARDEN AREAS TO THREE SIDES.

Being located at the end of Armitage Drive, this extended semi detached property provides a lovely home which has garden areas to three sides with there being a log cabin and a steel storage shed to the right hand side of the property with this area of land being accessed from either the front or rear garden. For the size and layout of the accommodation and privacy of the large garden areas to be appreciated, we do recommend interested parties take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is only a few minutes away from Long Eaton town centre and to excellent transport links and is therefore a very convenient and popular place to live.

The property was originally built by Westerman Homes and has an attractive facia brick to the external elevations under a pitched tiled roof. Over recent months an additional piece of land at the front has been purchased which extends the garden area at the front of the house along the head of the cul-de-sac which helps to give privacy and control to the land at the end of the cul-de-sac. The accommodation derives the benefits of having gas central heating and double glazing and includes an open porch leading through a UPVC front door to the reception hall, from which stairs take you to the first floor and doors lead to the lounge, which in turn has French doors to the large conservatory, the kitchen is positioned at the front and this has wood grain finished units, there is a most useful utility room which is accessed from the conservatory and a ground floor w.c. To the first floor the landing leads to the two bedrooms with the main bedroom having a built-in wardrobe and drawers and the fully tiled bathroom has a shower over the bath. Outside there is a garage store positioned at the front of the house with a drive which provides off road parking for two vehicles, there is a lawned garden and to the right hand side of the adjoining drive there is a gate which provides access into a garden area at the side which is where the log cabin and steel storage shed is positioned but this area could also provide an ideal storage space for a caravan, motor home or similar vehicle. At the rear of the property there is a recently laid patio leading onto a lawned garden which has beds to the side and the rear garden is kept private by having a wall to the left hand boundary and recently installed fencing to the rear and right hand boundaries.

Although the property is situated on a quiet cul-de-sac on the edge of Long Eaton, it is within easy reach of the excellent local schools which includes The Grange infant and primary schools as well as the Wilsthorpe School being within a few minutes drive, the town centre provides excellent local shopping facilities including Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and close to the property is the Long Eaton football club which provides a lovely area to walk on the adjoining fields and the excellent transport links include junctions 24 and 25 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

Open porch leading through a UPVC wood grain effect front door with an opaque double glazed inset panel having an opaque double glazed panel to one side leading to:

Reception Hall

Stairs with balustrade leading to the first floor, radiator in a housing, laminate flooring that extends through into the lounge, Georgian glazed door to the lounge and a wall mounted electric consumer unit.

Lounge/Sitting Room

12'8 x 12' approx (3.86m x 3.66m approx)

Double glazed, double opening French doors leading into the conservatory, window looking into the conservatory, radiator, TV aerial point, electric flame effect wall mounted fire and cornice to the wall and ceiling.

Conservatory

12'5 x 11'3 approx (3.78m x 3.43m approx)

Double glazed, French door leading out to the gardens, double glazed windows with fitted blinds to two sides, vaulted double glazed roof, laminate flooring, half double glazed door leading into the utility room and a TV aerial point.

Kitchen

9'4 x 7'2 approx (2.84m x 2.18m approx)

The kitchen is fitted with wood grain effect units with brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and a four ring gas hob set in a work surface which extends to two walls and has space for an automatic washing machine, oven, cupboards and drawers beneath, space for an upright fridge/freezer, matching eye level wall cupboards and a hood to the cooking area, work surface/breakfast bar, double glazed window to the front, newly tiled walls to the work surface areas and a radiator.

Utility Room

15'2 to 9'7 x 7'3 max (4.62m to 2.92m x 2.21m max)

The utility room is accessed from the conservatory and is fitted with white gloss finished units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap set in a work surface with cupboards, spaces for an automatic washing machine and tumble dryer and drawers below, double upright shelved storage cupboards with further cupboards over, tiling to the walls by the work surface areas, half double glazed door leading into the conservatory, extractor fan, wall mounted electric heater, space for fridge/freezer, laminate flooring and a door into the garage/store.

Cloaks/w.c.

Having a white low flush w.c. and hand basin with a mixer tap, tiled splashback and a mirror to the wall above and laminate flooring.

First Floor Landing

Double glazed window to the side, hatch to loft and cornice to the wall and ceiling.

Bedroom 1

12'9 to 9'8 x 11'3 approx (3.89m to 2.95m x 3.43m approx)

Two double glazed windows to the front, two radiators, laminate flooring, cornice to the wall and ceiling, built-in wardrobe and drawers with a mirror fronted door and a further fitted drawer unit with adjustable shelving above and a TV point.

Bedroom 2

10'2 x 6'4 approx (3.10m x 1.93m approx)

Double glazed window to the rear, radiator, laminate flooring, cornice to the wall and ceiling and a TV point.

Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with a mixer tap and a Triton electric shower over with a protective glazed screen, low flush w.c. and pedestal wash hand basin with a mixer tap and a mirror fronted cabinet to the wall above, tiled flooring, opaque double glazed window and a built-in shelved storage cupboard.

Outside

At the front of the property there is a lawned garden with a central bed and a drive provides parking for at least two vehicles with there being an outside tap at the front of the property.

There is an additional garden area to the right of the adjacent garage which is fenced and there is a gate providing access into the area which is pebbled and the steel shed

and log cabin are positioned in this area of land to the side of the house. There is also an additional piece of garden which has been recently acquired in front of the fencing and extending across the head of the road.

At the rear of the property there is a slabbed patio area leading onto a lawn which has pebbled planted beds to the sides, there is a wall to the left hand side and good quality, recently installed fencing to the right and rear boundaries. A log cabin is positioned to the right of the house and there is a recently laid pebbled area which helps to provide easy maintenance and to the rear of the cabin there is a further patio/seating area, at the front of this the side garden has a gate leading out to the front of the property. There is outside lighting, power points and an external tap provided at the rear of the house.

Log Cabin

17'8 x 9' approx (5.38m x 2.74m approx)

The cabin has a veranda at the front and double opening doors with inset glazed panels, power and lighting is provided and the walls are panelled and insulated. The cabin can provide a gym, play room, office or something similar and is situated to the right hand side of the property.

Storage Shed

12' x 9' approx (3.66m x 2.74m approx)

This steel storage shed is also situated to the right hand side of the house and provides an excellent extra storage facility for the property.

Garage/Store

10'8 x 9' approx (3.25m x 2.74m approx)

This most useful storage area has an up and over door to the front and an internal door leading into the utility room, power and lighting is provided and there is a consumer unit for the electricity supply to the log cabin positioned next to the house.

Directions

Proceed out of Long Eaton along the main Nottingham Road turning right into Grange Road and right into Station Road. Proceed along turning left into Stafford Street and continue to the very end where it becomes Cannock Way. Turn right and left into Armitage Drive where the property can be found on the left.
8677AMMP

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 52mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

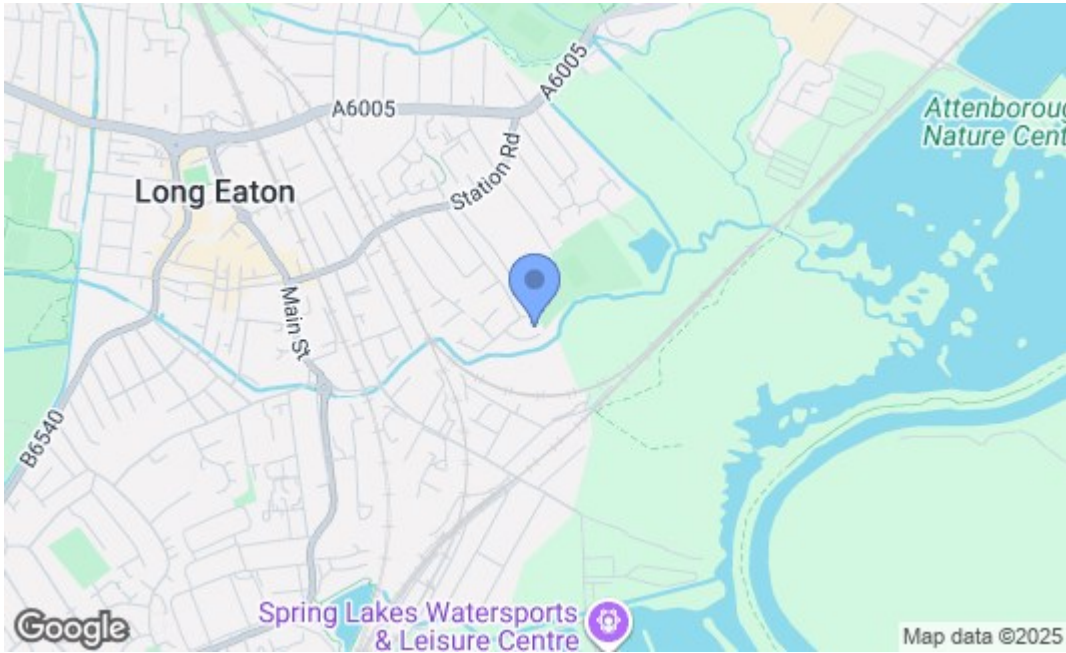
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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.