

Robert Ellis

look no further...



Cannock Way,
Long Eaton, Nottingham
NG10 2EY

£249,995 Freehold

0115 946 1818



/robertellisestateagent



@robertellisea



THIS IS A THREE BEDROOM SEMI DETACHED HOME PROVIDING WELL PROPORTIONED ACCOMMODATION WHICH IS READY FOR IMMEDIATE OCCUPATION.

Being located on Cannock Way which is a quiet road on the outskirts of Long Eaton, this three bedroom semi detached property provides a lovely home which will suit a whole range of buyers, from people buying their first property through to families who are looking for three bedrooms and a house which is in a quiet residential area, but close to many local amenities and facilities provided by Long Eaton and the surrounding area. For the size of the accommodation included and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves.

The property was originally built by Westerman Homes and has an attractive facia brick to the external elevations under a pitched tiled roof. The accommodation derives the benefits of having gas central heating and double glazing and includes a reception hall which has Karndean style flooring leading into the well fitted kitchen which has Shaker style units and integrated appliances, there is a door from the hallway leading into the lounge which includes a dining area and there are patio doors leading into the conservatory which connects to the private rear garden. To the first floor the landing leads to the three bedrooms and bathroom which has a shower over the bath position. Outside there is a lawned garden to the front and a driveway leads through double opening wrought iron gates and provides access at the right hand side of the property to the detached garage which is positioned at the rear. The garden to the rear of the house has a patio leading onto lawned gardens with beds to the sides and is kept private by having hedging and fencing to the boundaries.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the adjoining football playing fields, excellent schools for all ages including The Grange infant and primary school for younger children and the 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.



UPVC wood grain effect front door with inset glazed panel and opaque double glazed side panel leading to:

Reception Hall

Double glazed window to the side, stairs with a balustrade leading to the first floor, radiator, wall mounted electric consumer unit, Kamdean style floor which extends into the kitchen and panelled doors leading to the kitchen and lounge.

Kitchen

10'7" x 7'8" approx (3.23m x 2.34m approx)

The kitchen is fitted with cream Shaker style units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and a four ring gas hob set in a work surface which extends to three sides and has cupboards, drawers and space for an automatic washing machine below, oven and microwave oven with drawers below and a cupboard above, integrated upright fridge/freezer, matching eye level wall cupboards with lighting under, hood and back plate to the cooking area, upright shelved pantry style cupboard, double glazed leaded window to the front, feature vertical radiator and Kamdean style flooring.

Lounge/Dining Room

15'2" x 14'3" approx (4.62m x 4.34m approx)

The lounge has double glazed patio doors leading into the conservatory with a double glazed window looking into the conservatory, coal effect gas fire (not tested) set in a marble Minton tiled fireplace with hearth and a radiator.

Conservatory

12'2" x 7'8" approx (3.71m x 2.34m approx)

The conservatory has double glazed patio doors leading out to the rear garden, double glazed windows to the side and rear, wall light, polycarbonate roof and tiled floor.

First Floor Landing

The balustrade continues from the stairs onto the landing, double glazed window to the side, hatch to the loft and a Baxi boiler and copper lagged tank are enclosed in a built-in airing/storage cupboard.

Bedroom 1

14'3" x 8'9" approx (4.34m x 2.67m approx)

Double glazed leaded window to the front and a radiator.

Bedroom 2

10'2" x 7'8" approx (3.10m x 2.34m approx)

Double glazed window to the rear and a radiator.

Bedroom 3

7'2" x 6'2" approx (2.18m x 1.88m approx)

Double glazed window to the rear and a radiator.

Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with chrome hand rails and a mixer tap and Mira electric shower over, low flush w.c. with a concealed cistern and a hand basin with mixer tap set on a surface with cupboards and a drawer below, chrome ladder towel radiator, mirror to the wall by the sink area, recessed lighting to the ceiling, extractor fan and tiled flooring.

Outside

At the front of the property there is a lawn with a border in front of the house, drive leading through double wrought iron gates to the garage which is positioned at the rear.

To the rear there is a slabbed patio leading onto a lawn with beds to the sides, there is a shed behind the garage and a further lawned garden area at the bottom of the garden and the garden is kept private by having a hedge to the left and fencing to the rear and right hand side boundaries.

Garage

17'9" x 8' approx (5.41m x 2.44m approx)

The concrete sectional garage has an up and over door to the front, a door and window to the side and power and lighting is provided.

Directions

Proceed out of Long Eaton along Waverley Street and at the traffic lights turn left onto Station Street which becomes Station Road, turn right onto Stafford Street and Cannock Way starts at the end of Stafford Street, bear right and the property can be found on the left hand side.

8689AMMP

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed - Standard mbps Superfast mbps Ultrafast mbps

Phone Signal –

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

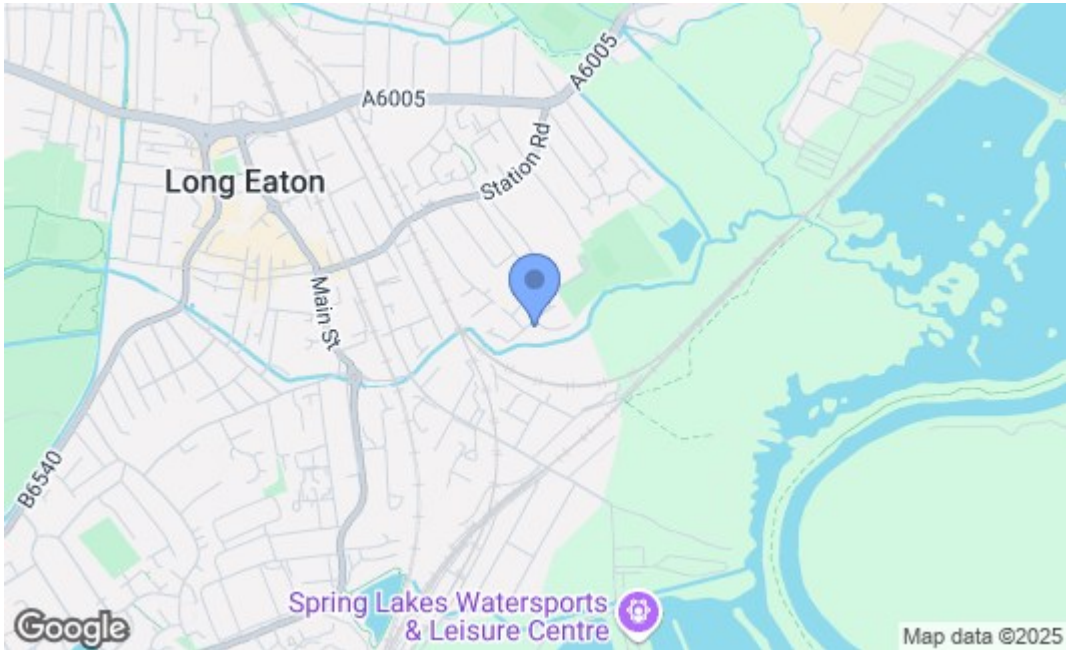
Flood Defenses – No

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.