



Kirkdale Gardens,  
Long Eaton, Nottingham  
NG10 3JA

**£265,000 Freehold**





AN EXTENDED DETACHED HOME IN NEED OF UPDATING AND BEING SOLD WITH THE BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are delighted to offer to the market an extended detached house located in the sought after Dales Estate. The property offers a fantastic opportunity for buyers looking to put their own stamp on a home. Boasting off-road parking and a tandem detached garage, the property sits in a popular residential area known for its family-friendly environment and convenient access to local shops and amenities as well as being just a short distance from Dovedale Primary School. The home provides huge potential for modernisation and personalisation, with generously proportioned rooms throughout and scope to create a contemporary living space tailored to your taste. This is an ideal property for a family looking for a long term home with the ground floor accommodation providing fantastic versatile living space.

The property benefits from a full width extension to the rear and detached tandem garage. Internally, the accommodation briefly comprises of a hallway, downstairs WC, living room, L Shaped kitchen diner and sitting room to the rear aspect with patio doors opening to the rear garden. To the first floor, there are three bedrooms and a four piece bathroom.

Located on the popular Dales Estate, Kirkdale Road is a pleasant residential street and you'll be within walking distance from local conveniences such as a doctors surgery, a pharmacy and a Tesco Express close by. You'll also be just a short walk to Dovedale Primary and Sawley Junior (both rated Good by Ofsted) as well as the excellent Sawley Infants & Nursery School. For older children, Long Eaton Secondary School is less than a mile away. Commuting is no issue with J25 of the M11, a50 and a52 all within easy reach giving access to Nottingham, Derby and other east midlands cities.





### Entrance Hall

Double glazed door to the front, radiator, stairs to the first floor, coving, understairs storage cupboard and doors to:

### Cloaks/w.c.

5'2 x 2'8 approx (1.57m x 0.81m approx)

Low flush w.c., double glazed window to the front, vanity wash hand basin.

### Lounge

15'4 x 11'1 approx (4.67m x 3.38m approx)

Double glazed window to the front, radiator, gas fire (not tested), hearth and mantle.

### Kitchen Diner

22'7 x 17'1 approx (6.88m x 5.21m approx)

L shaped kitchen diner with the kitchen area having a double glazed window and door to the side, laminate flooring, matching wall and base units with work surfaces over, sink and drainer, integrated electric oven with four ring gas hob over and extractor above, part tiled walls and a radiator.

The dining area has a double glazed window to the side, coving, radiator, sliding doors to:

### Sitting Room

12'3 x 11'7 approx (3.73m x 3.53m approx)

Double glazed patio doors to the rear, double glazed window to the side and a radiator.

### First Floor Landing

Double glazed window to the side and doors to:

### Bedroom 1

14'2 x 10'7 approx (4.32m x 3.23m approx)

Double glazed window to the front, radiator and loft access hatch.

### Bedroom 2

11'7 x 10'7 approx (3.53m x 3.23m approx)

Double glazed window to the rear and a radiator.

### Bedroom 3

7'9 x 5'8 approx (2.36m x 1.73m approx)

Double glazed window to the rear and a radiator.

### Bathroom

11'4 x 8'6 approx (3.45m x 2.59m approx)

Double glazed window to the front, panelled bath, pedestal wash hand basin, low flush w.c., single shower cubicle and a radiator.

### Outside

To the front of the property there is ample off road parking via a shared driveway which leads to the garage.

The rear garden is laid to lawn with mature shrubs and borders. Access to the detached tandem garage, space for multiple parking in front of the garage and there is a concrete base which would be ideal for a caravan, boat or trailer parking.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second mini island turn right onto Dovedale Avenue, first left onto Milldale Road and second left into Kirkdale Road and Kirkdale Gardens can be found on the right hand side. 8724AMCO

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 8mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

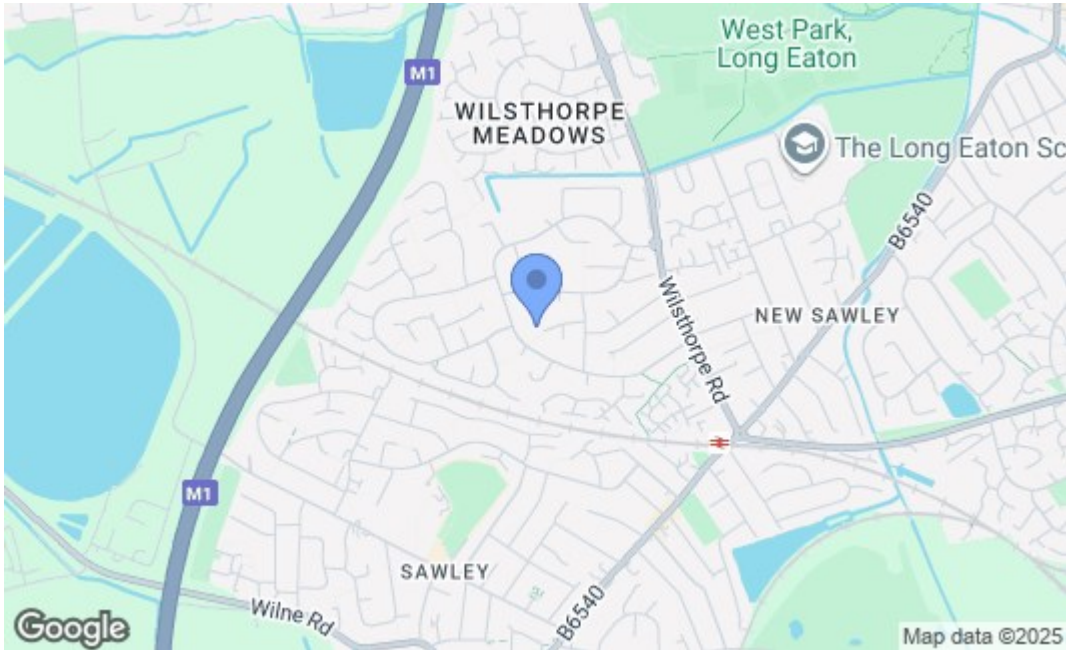
Flood Defenses – No

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 <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		
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.