



Hooley Close,  
Long Eaton, Nottingham  
NG10 3NU

**Price Guide £375-400,000**

**Freehold**



GUIDE PRICE £375,000 - £400,000

AN IDEAL FAMILY HOME THAT OFFERS FOUR DOUBLE BEDROOMS AND EN-SUITE TO MASTER, SITUATED IN A SERENE CUL-DE-SAC, CLOSE TO LOCAL AMENITIES, SCHOOLS AND WEST PARK.

Robert Ellis are pleased to bring to the market this four double bedroom detached property situated in a quiet cul-de-sac. The property has been much improved over recent years and benefits from modern conveniences such as gas central heating and double glazing. To fully appreciate the size and quality of the accommodation on offer, we highly recommend all interested parties book a full inspection so they can see all that is included for themselves. The property sits on a large plot with gardens to the front and rear elevations.

Being constructed of an attractive facia brick to the external elevations all under a tiled roof, the accommodation in brief of porch, entrance hall, breakfast kitchen, living room, dining room, inner lobby, ground floor w.c. and conservatory. To the first floor there are four double bedrooms with the master benefiting from an en-suite and the family bathroom. Outside there is a double driveway to the front leading to the integral garage with up and over door, light and power. To the rear there is an enclosed garden with a patio area ideal for al-fresco living, fencing to the boundaries and shrubs and trees planted to the borders.

Being situated on Hooley Close the property is extremely well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area which includes the Asda and Tesco superstores and numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities and the excellent transport links include J25 of the M1, Long Eaton Station which is a short walk away, East Midlands Airport and the A52 to Nottingham and Derby.



### Entrance Hall

18' x 4'7 approx (5.49m x 1.40m approx)

Open porch with UPVC double glazed door with inset glazed panel to the front, laminate flooring, two ceiling lights, radiator, internal door to the garage and doors to:

### Inner Lobby

5'9 x 6' approx (1.75m x 1.83m approx)

Ceiling light, laminate flooring, radiator, stairs to the first floor and doors to:

### Lounge

11'9 x 18'9 approx (3.58m x 5.72m approx)

UPVC double glazed bay window to the front, carpeted flooring, recessed ceiling spotlights, TV point, radiator, marble style fire surround with gas fire inset and two built-in alcoves with shelving.

### Dining Room

10'9 x 11'8 approx (3.28m x 3.56m approx)

Double doors with inset obscure glazed panels, laminate flooring, ceiling light, radiator, dado rail, coving and open to:

### Conservatory

9'5 x 9'4 approx (2.87m x 2.84m approx)

UPVC double glazed windows, UPVC double glazed door to the side leading to the rear garden and tiled floor.

### Cloaks/w.c.

6'8 x 3'7 approx (2.03m x 1.09m approx)

Obscure UPVC double glazed window to the side, laminate flooring, ceiling light, chrome towel radiator, low flush w.c., vanity sink with mixer tap and grey splashback.

### Breakfast Kitchen

7'8 x 15'1 approx (2.34m x 4.60m approx)

UPVC double glazed door with inset obscure glazed panel, UPVC double glazed window to the rear, slate style tiled flooring, double radiator and recessed ceiling spotlights. With a range of wall, base and drawer units to four walls with laminate work surface over, tiled splash-backs, double oven and grill, four ring gas hob and stainless steel extractor over, red glass splash-backs, integral Bosch dishwasher, integral fridge, large stainless steel inset sink and drainer with swan neck mixer tap, solid wood breakfast bar with room for two stools.

### First Floor Landing

14'1 x 8'3 approx (4.29m x 2.51m approx)

Obscure UPVC double glazed window to the side, carpeted flooring, ceiling light, radiator, loft access hatch via a ladder, large airing/storage cupboard with radiator and doors to:

### Bedroom 1

12'2 x 14'5 approx (3.71m x 4.39m approx)

UPVC double glazed bay window to the front, carpeted flooring, ceiling light, radiator, TV point, over-bed storage cupboards, Jack and Jill wardrobes with vanity unit between, fitted bedside tables and door to:

### En-Suite

2'9 x 10' approx (0.84m x 3.05m approx)

Obscure UPVC double glazed window to the side, fully tiled walls and floor, pedestal wash hand basin, enclosed shower with mains fed electric shower, ceiling light, chrome towel radiator, low flush w.c., shaving point.

### Bedroom 2

12'1 x 9'4 approx (3.68m x 2.84m approx)

UPVC double glazed window to the rear, carpeted flooring, ceiling light, radiator, TV point, large built-in wardrobe with rail and shelving.

### Bedroom 3

8'6 x 10'4 approx (2.59m x 3.15m approx)

UPVC double glazed window to the rear, varnished floorboards, ceiling light, TV point and radiator.

### Bedroom 4

9' x 10'1 approx (2.74m x 3.07m approx)

UPVC double glazed window to the front, carpeted flooring, ceiling light, radiator and TV point.

### Bathroom

5'3 x 9' approx (1.60m x 2.74m approx)

Obscure UPVC double glazed window to the rear, black gloss tiled floor, grey marble style tiled walls, recessed ceiling spotlights, low flush w.c., vanity wash hand basin with mixer tap, P shaped panelled bath with mains fed shower and shower screen.

### Outside

The property has a drive to the front providing off road parking for at least two vehicles, access down the right hand sides to the rear garden and established shrubs and bushes to the borders.

To the rear there is a large patio area, lawn, planted beds to the borders, courtesy lighting, outdoor tap, greenhouse and fencing to the boundaries.

### Integral Garage

7'10 x 7'17'2 approx (2.39m x 2.18.59m approx)

Up and over door to the front, tap, light and power. Housing the Worcester Bosch combi boiler and fuse box. The current owners use an area of the garage as a utility, with plumbing and space for washing machine and tumble drier.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. Turn left onto Thoresby Road, right into Hawthorne Avenue, right into Vyse Drive and towards the end of Vyse Drive turn left into Hooley Close.

8829AMJG

### 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 8mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

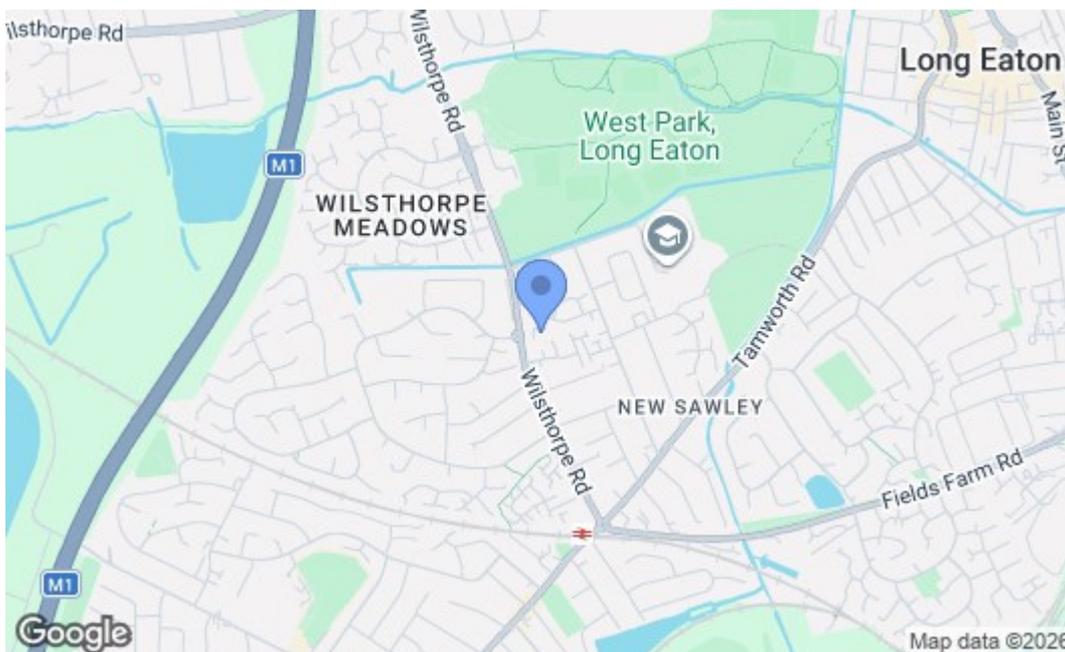
Flood Defenses – No

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		65	71
(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.