

Robert Ellis

look no further...



Bursar Way,
Long Eaton, Nottingham
NG10 4AT

£230,000 Freehold

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/robertellisestateagent



@robertellisea

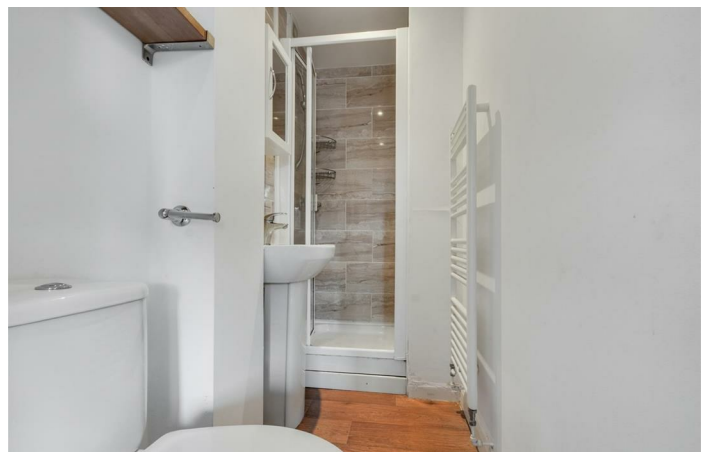


A THREE/FOUR BEDROOM END PROPERTY OFFERING SPACIOUS ACCOMMODATION THROUGHOUT.

Robert Ellis are delighted to offer to the market this modern end property set in a sought-after cul-de-sac, this impressive three/four-bedroom three-storey home offers over 1,100 sq. ft. of versatile living space, making it ideal for families or professionals seeking convenience and flexibility. Built in 2005, the property features the huge benefit of having a toilet on every floor, a generous first-floor living room with two Juliette balconies that flood the space with natural light, and a modern kitchen/diner perfect for family meals and entertaining. The adaptable layout provides the option for a home office or additional bedroom, while off-road parking and a garage offer excellent storage and security. Located close to the M1 and well-positioned for local shops, amenities and the train station, this home combines practical design with a prime location for commuters and families alike.

The property is set over three levels, providing a great amount of living accommodation. Internal accommodation briefly comprises of an entrance hall, sitting room, WC and kitchen diner to the ground floor. To the first floor, there is a WC, bedroom and living room offering two Juliette balconies to the front aspect. On the second floor, the master bedroom boasts an en suite shower room and also accessed off the landing is a second bedroom and main bathroom.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are two convenience stores on College Street, healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields, excellent schools for all ages and the transport links include J25 of the M1 which is only a few minutes drive away, 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.



Entrance Hall

Composite door to the side, radiator, stairs to the first floor, doors to cloaks/w.c., kitchen and sitting room/bedroom 4.

Ground Floor w.c.

Low flush w.c., pedestal wash hand basin, low flush w.c. and a radiator.

Sitting Room/Bedroom 4

12'6 × 11'4 approx (3.81m × 3.45m approx)

Laminate flooring, double glazed patio doors to the rear garden and a radiator.

Kitchen Diner

12'5 × 11'6 approx (3.78m × 3.51m approx)

Matching wall and base units with work surfaces over, stainless steel sink and drainer, integrated electric double oven, five ring gas hob with extractor over, integrated dishwasher, plumbing for a washing machine, space for a fridge, laminate flooring, radiator, spotlights to the ceiling and two double glazed windows to the front.

First Floor Landing

Double glazed window to the side, laminate flooring and door to:

First Floor w.c.

Low flush w.c., pedestal wash hand basin, radiator and extractor fan.

Living Room

15'6 × 12'6 approx (4.72m × 3.81m approx)

Two sets of French doors to the front with a Juliette balcony, two radiators, laminate flooring, spotlights to the ceiling, TV and telephone points.

Bedroom 3

12'9 × 8'1 approx (3.89m × 2.46m approx)

Two double glazed windows to the rear, radiator, built-in wardrobe and laminate flooring.

Second Floor Landing

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

Bedroom 1

12'5 × 12'5 approx (3.78m × 3.78m approx)

Double glazed window to the front and a radiator.

En-Suite

Low flush w.c., pedestal wash hand basin, single shower enclosure with mains shower, part tiled walls and heated towel rail.

Bedroom 2

12'6 × 8'5 approx (3.81m × 2.57m approx)

Two Velux windows to the rear, radiator and laminate flooring.

Bathroom

Low flush w.c., pedestal wash hand basin, panelled bath, shower, extractor fan, shaver point and heated towel rail.

Outside

To the front of the property there is off road parking and access to the garage, pathway to the side entrance door and there is a gated entrance to the rear.

The rear garden is low maintenance with a paved patio and gravelled areas, all enclosed with panelled fencing.

Garage

Part of a block of three, with an up and over door to the front.

Directions

Proceed out of Long Eaton along Derby Road taking the right turning into College Street. Proceed for some distance along whereby Bursar Way can be found as a turning on the right hand side.

8837AMCO

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 14mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

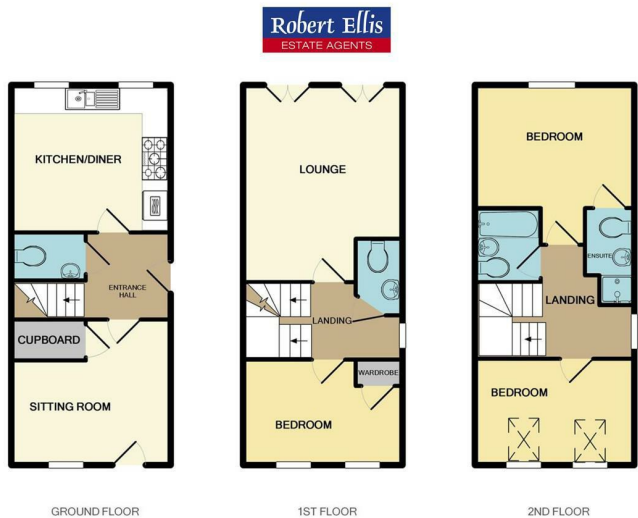
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

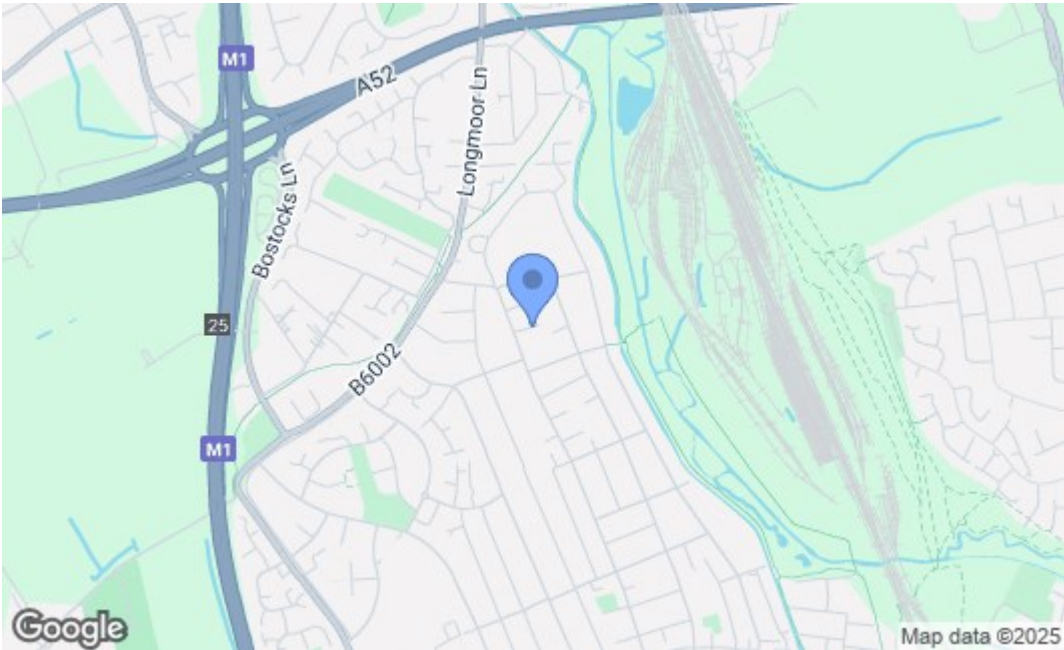




4 BURSAR WAY, LONG EATON

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	74	
(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		

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