



Farndale Close,
Long Eaton, Nottingham
NG10 3PA

O/I/E £270,000 Freehold

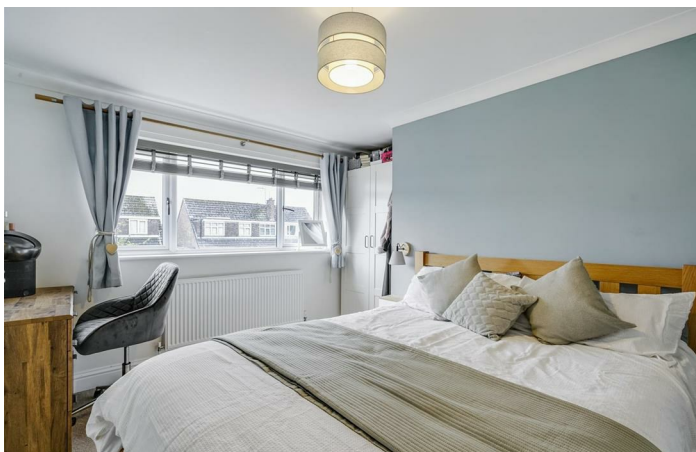


THIS IS A THREE DOUBLE BEDROOM SEMI DETACHED HOME SITUATED ON A LARGE PLOT IN THIS QUIET CUL-DE-SAC IN THE HEART OF THIS MOST POPULAR RESIDENTIAL AREA

Robert Ellis are pleased to be marketing this spacious three double bedroom semi detached property which has had the ground floor living accommodation re-designed so it is open plan with there being a lounge, dining area and an exclusively fitted kitchen. For the size and layout of the accommodation to be appreciated, we recommend interested parties do take a full inspection which will also enable them to see the long private garden to the rear. The property is well placed for easy access to the excellent local schools provided by the area and it is only a few minutes drive away from Long Eaton where there is a range of large supermarkets and other shopping facilities.

The property stands back from the road with a long drive and parking area at the front and being constructed of brick with render to the front elevation under a pitched tiled roof and the accommodation derives the benefit of having gas central heating and double glazing. The tastefully finished accommodation includes a reception hall, the through lounge which includes a dining area and leads into the open plan kitchen which is exclusively fitted with Shaker style units and has integrated appliances and the garage, as people will see when they view, has been changed into a utility/store room and has several fitted units and space for a washing machine and tumble dryer. To the first floor the landing leads to the three double bedrooms and the luxurious bathroom which has a mains flow shower over the bath. Outside there is the drive and parking area at the front with double gates leading out onto the road, a path runs down the left hand side of the property to the rear where there is a patio leading onto a long lawned garden which has fencing to the boundaries and there is the recently built garden room and secure shed which will be both included in the sale.

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 excellent schools for all ages within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing 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.



Front Door

Stylish composite front door with two inset opaque glazed leaded panels and outside lights leading to:

Entrance Hall

Stairs with hand rail leading to the first floor, opaque double glazed window to the side, panelling to the lower parts of the walls, tiled floor and panelled doors to the garage/store/utility and the main living accommodation.

Open Plan Lounge/Dining Room

22' x 11'4 approx (6.71m x 3.45m approx)

The main living accommodation is open plan and has a lounge/sitting area at the front, a dining area and opens to the exclusively fitted and equipped kitchen.

The lounge area has a double glazed window with fitted blind to the front, three feature radiators, one of which is a vertical radiator, chimney breast with a tiled inset and wooden mantle over, Karndean style flooring which extends across the whole of this open plan living accommodation and from the dining area there are double opening, double glazed French doors with double glazed side panels and vertical blinds leading out to the rear garden and a cornice to the wall and ceiling.

Kitchen

12' x 8'2 approx (3.66m x 2.49m approx)

The kitchen is situated off the main lounge/dining room and is fitted with grey Shaker style units with brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and four ring Bosch induction hob set in a work surface which extends to three sides, with one of the sides having seating for up to four people and below the work surface areas there are cupboards, an oven, an integrated dishwasher, two pull out bottle/storage units and drawers, tiling to the walls by the work surface areas, double eye level wall cupboard and hood over the cooking area, housing for an American fridge/freezer with a water feed having shelves above and full height storage cupboards to either side, half opaque double glazed composite door leading out to the side of the property, recessed lighting to the ceiling in the kitchen area, cornice to the wall and ceiling and a double glazed window to the rear.

Store/Utility Room

16'2 x 8'5 approx (4.93m x 2.57m approx)

The original garage has been changed into a store/utility room and has a stainless steel sink set in a work surface with space below for an automatic washing machine, tumble dryer and there is a cupboard, upright storage cupboard, matching eye level wall cupboard, wall mounted electric consumer unit and electric meter, further upright storage cupboards and shelving, cloaks hanging, a composite door leading out to the side, space for an additional fridge/freezer and power points and lighting are provided.

This store room/utility area could easily be changed back into the garage as it still retains the doors at the front.

First Floor Landing

Hatch with ladder leading to the loft, radiator, cornice to the wall and ceiling, recessed lighting to the ceiling, Baxi gas boiler housed in a built-in airing/storage cupboard and there are panelled doors leading to the three bedrooms and bathroom.

Bedroom 1

14' x 8'5 plus recess approx (4.27m x 2.57m plus recess approx)

Double glazed window with fitted blind to the front, aerial point and power point for a wall mounted TV, radiator, recess for a double wardrobe and two bedside wall lights.

Bedroom 2

12'4 x 7'3 approx (3.76m x 2.21m approx)

Double glazed window looking down the rear garden, radiator, cornice to the wall and ceiling and an aerial point and powerpoint for a wall mounted TV.

Bedroom 3

10'10 x 7'9 approx (3.30m x 2.36m approx)

Double glazed window with fitted blind to the front, radiator, cornice to the wall and ceiling and an aerial point and power point for a wall mounted TV.

Bathroom

The bathroom has a white suite including a P shaped bath with mixer tap and a mains flow shower over having a rainwater shower head and hand held shower, tiling to three walls and a protective glazed screen, low flush w.c. and a hand basin with drawers below and a double mirror fronted cupboard to the wall above, half tiled walls, recessed lighting to the ceiling, opaque double glazed window, extractor fan, tiled flooring and a chrome ladder towel radiator.

Outside

At the front of the property there is a driveway and pebbled area which provides parking for several vehicles, block paved pathway extending across the front of the house, there is fencing to both the side boundaries and double opening gates to the front and to the left hand side of the house there is a path with a gate providing access to the rear garden and there is external lighting either side of the front door.

At the rear there is a block paved patio to the immediate rear of the house with an established bed and fencing to the side boundary, there is a pebbled pathway leading down towards the bottom of the garden and to a newly installed garden room, there is a long lawn garden with a secure shed towards the bottom of the garden and there is fencing to the side and rear boundaries. At the front and rear of the house there are hot and cold taps provided, external power points and outside lighting.

Garden Room

11'6 x 8'5 approx (3.51m x 2.57m approx)

The recently constructed garden room with composite panelling to three sides and steel cladding to the has double opening, double glazed French doors with double glazed side panels leading out to the front, double glazed windows to the front and rear, there is an electric consumer unit, recessed lighting to the ceiling and two drop lights and a wall light, lighting to the soffit of the front of the garden room and an outside light on the side.

Shed

11'5 x 7'8 approx (3.48m x 2.34m approx)

Towards the bottom of the garden there is a wood panelled shed with a secure door and power and lighting are provided.

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, fifth right onto Ribblesdale Road, first left onto Lathkilldale Crescent and Farndale Close can be found as a turning on the left hand side.

8868AMMP

Council Tax

Erewash Borough Council Band B

Agents Notes

The solar panels are owned by the current vendor.

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three, EE

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





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Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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		
(81-91) B		
(69-80) C		
(55-68) D	67	69
(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.