

Robert Ellis

look no further...



Fosbrooke Drive,
Long Eaton, Nottingham
NG10 1HJ

O/I/E £350,000 Freehold

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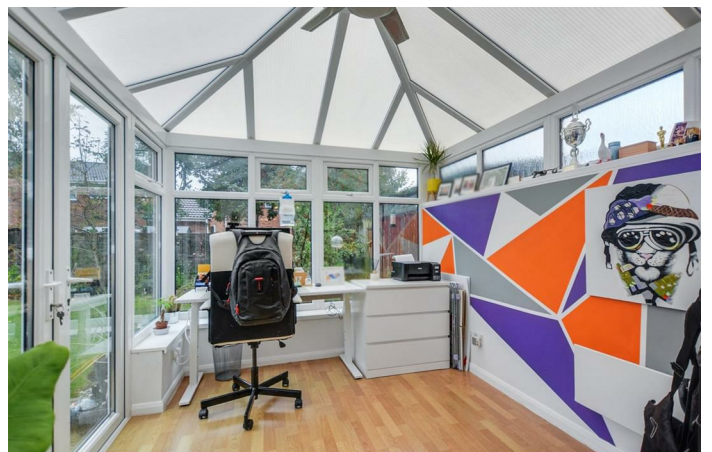


A WELL PRESENTED DETACHED HOUSE WITH A CONVERTED GARAGE AND A CONSERVATORY OVERLOOKING THE IMMACULATE REAR GARDEN.

The entrance hall is a good size and has stairs rising to the first floor and doors leading to the cloakroom, lounge diner and kitchen. The cloakroom has a two piece suite and window to the front elevation. The through lounge diner is light and spacious which makes it useful for socialising. The conservatory is a good size and has French doors opening to the rear garden. The well equipped kitchen is modern fitted and leads to the separate utility room which has a door to the rear garden.

The single integral garage has been converted into a room and can be either a bedroom, home office or snug. There are three bedrooms to the first floor and a modern fitted shower room with a large walk in shower cubicle. To the front there is a driveway providing off road parking and access to the EV charge point and gate to the rear. The rear garden is a great feature to the property, it is well presented and has been landscaped with well stocked borders, raised beds, a pond and multiple seating and storage areas.

As well as being within close proximity to the local shops provided by Long Eaton town centre, there are schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks along the Erewash Canal and Trent Lock and the 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 which provide access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Composite front entrance door with obscure decorative light panels within, wood effect laminate flooring, stairs to the first floor, radiator and doors to the cloakroom, kitchen and living area.

Cloaks/w.c.

4'11" x 2'10" approx (1.52m x 0.87m approx)

Obscure UPVC double glazed window to the front, two piece white suite comprising of a low flush w.c., wall mounted wash hand basin with tiled splashback, radiator, dark wood effect laminate flooring.

Living Area

12'10" x 11'11" approx (3.92m x 3.64m approx)

UPVC double glazed bow window to the front, continuation of the wood effect laminate flooring, coving, radiator, wall mounted pebble effect electric fire, archway through to:

Dining Area

8'9" x 8'5" approx (2.67m x 2.57m approx)

Continuation of the wood effect laminate flooring, coving, radiator, double glazed sliding patio door opening into:

Conservatory

10'7" x 8'7" approx (3.23m x 2.62m approx)

Brick and UPVC double glazed construction with a polycarbonate roof, French doors opening to the rear, continuation of the wood effect laminate flooring, wall mounted electric panel heater.

Kitchen

9'7" x 10'11" approx (2.93m x 3.33m approx)

UPVC double glazed window to the rear, wall, base and drawer units with laminate work surface over, tiled splashback, inset sink and drainer, 1 ¼ sink and drainer with chrome mixer tap, four ring gas hob with stainless steel extractor over, integrated electric double oven, integrated dishwasher and fridge and freezer, tiled floor, door to:

Utility Area

7'7" x 4'4" approx (2.33m x 1.33m approx)

Having wall and base units with laminate work surface over, tiled splashback, inset stainless steel sink and drainer with chrome mixer tap, UPVC double glazed window to the rear and half obscure UPVC double glazed door to the rear, plumbing and space for a washing machine and continuation of the tiled floor from the kitchen.

Bedroom 4/Home Office

15'8" x 7'9" approx (4.8m x 2.37m approx)

UPVC double glazed window to the front, radiator.

First Floor Landing

UPVC double glazed window to the side, coving, doors to:

Bedroom 1

12'2" x 9'11" approx (3.72m x 3.04m approx)

UPVC double glazed window to the front, radiator.

Bedroom 2

11'10" x 9'0" approx (3.63m x 2.75m approx)

UPVC double glazed window to the rear, radiator.

Bedroom 3

9'0" max x 9'3" approx (2.75m max x 2.82m approx)

UPVC double glazed window to the front, radiator and storage cupboard over the stairs.

Shower Room

5'5" x 6'7" approx (1.66m x 2.01m approx)

Obscure UPVC double glazed window to the rear, walk-in shower cubicle with mains fed shower having a rainwater head and hand held shower, aqua boarding to two walls, vanity wash hand basin, low flush w.c., anthracite heated towel rail, LED wall mounted mirror, ceiling spotlights, extractor and tiled floor.

Outside

To the front of the property there is a tarmac drive providing off road parking for one vehicles, EV charging point and wooden gate providing access to the rear.

The rear garden is well presented and has a central shaped lawn with a paved patio seating area, raised decked area with lights providing additional seating, well stocked borders with a mix of trees, bushes and shrubs, raised beds, timber storage shed and additional timber storage at the side, pond with pump having a decorative rockery surrounding,, wooden fence to the boundaries.

Directions

Proceed out of Long Eaton along Tamworth Road continuing to the railway station roundabout. Turn left onto Fields Farm Road and take the first left into Bosworth Way. Take the first left into Fosbrooke Drive and continue around to the right where the property can be found on the left.

8858AMMH

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 6mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

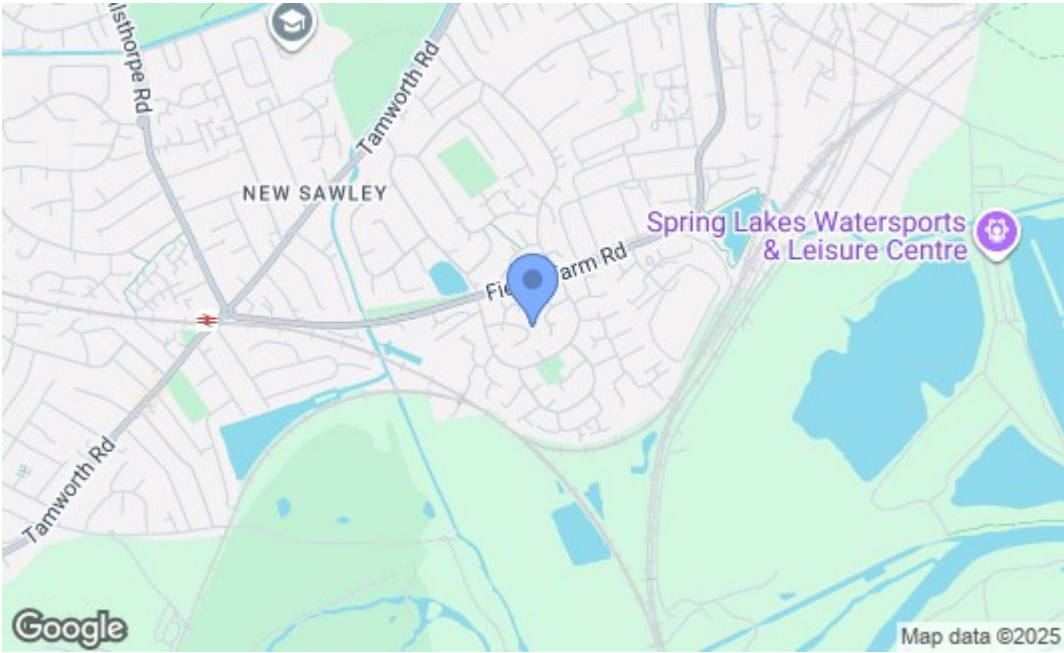
Flood Defenses – No

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		
	67	73
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.