



Whysall Road,  
Long Eaton, Nottingham  
NG10 3QZ

**£425,000 Freehold**





THIS IS A FOUR DOUBLE BEDROOM DETACHED FAMILY HOME SIUTATED TOWARDS THE END OF A QUIET CUL-DE-SAC IN THIS SOUGHT AFTER RESIDENTIAL AREA ON THE OUTSKIRTS OF LONG EATON.

Being located on Whysall Road, this four bedroom detached property provides a lovely family home which is well placed for easy access to excellent local schools and the West Park Leisure Centre and adjoining playing fields which is literally across the road. The property was originally built by Westerman Homes and is finished to a high standard with the main bathroom having been re-fitted since the property was originally built. For the size and layout of the accommodation and privacy of the southerly facing garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and double glazing throughout. Being entered through a stylish front door, the accommodation includes a reception hallway, from which the stairs have a floating glazed balustrade and stainless steel hand rail lead to the first floor. There is a lounge extending across the rear of the property and this includes a dining area and has French doors leading out to the private rear garden, the kitchen is fitted with cream units and has several integrated appliances, there is a separate utility room with a door leading out to the side of the house and there is a ground floor w.c. off the hall. To the first floor the landing leads to the four double bedrooms, with the main bedroom having an en-suite shower room and the family bathroom which has been re-fitted over recent years and has a mains flow shower system over the bath. Outside there is the integral garage which has a remote roller shutter door at the front and an internal door to the hall, a driveway and easily managed garden area at the front with a path running down the right hand side of the house to the rear garden which has a patio leading onto a lawned garden which is kept private by having fencing and brickwork to the boundaries.

The property is within a few minutes drive of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, a Tesco convenience store is only a few minutes walk away from the property, there are excellent schools for all ages within a few minutes from the house, the West Park Leisure Centre and adjoining playing fields is also close by, there are walks in the nearby open countryside and the excellent transport links include J25 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, powder coated aluminium front door with an inset opaque glazed panel with brushed stainless steel fittings and opaque double glazed windows to either side leading to:

### Reception Hall

Stairs with a feature floating glazed balustrade having a brushed stainless steel hand rail leading to the first floor with a storage cupboard beneath the stairs, radiator, control for the Hive central heating system and Karndean style flooring.

### Ground Floor w.c.

Having a white low flush w.c. and hand basin with a mixer tap, tiled splashback and a circular mirror to the wall above, radiator, extractor fan and Karndean style flooring.

### Lounge/Dining Room

24'2" x 11'3" approx (7.37m x 3.43m approx)

This large main reception room has carpeted flooring in the lounge area and Karndean style flooring in the dining area with double glazed, double opening French doors having fitted blinds to the rear and a double glazed window with blinds to the rear, two radiators and a TV point.

### Breakfast Kitchen

11'10" x 8'7" approx (3.61m x 2.62m approx)

The exclusively fitted and equipped breakfast kitchen has cream finished units with brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and five ring gas hob set in a work surface which extends to two sides and has cupboards, drawers and an integrated dishwasher below, AEG double oven with cupboards above and below, integrated upright fridge/freezer, hood and back plate to the cooking area, matching eye level wall cupboards, radiator, double glazed window with fitted blind to the front and Karndean style flooring.

### Utility Room

6' x 5'5" approx (1.83m x 1.65m approx)

The utility room has a circular stainless steel sink with a mixer tap set in a work surface with a cupboard and space for an automatic washing machine below, radiator, Karndean style flooring, the gas boiler is housed in a fitted matching wall cupboard, extractor fan and the electric consumer unit and door with an inset double glazed panel with a blind leading out to the side of the property.

### First Floor Landing

Double glazed window with a fitted blind to the front, the floating glazed balustrade with a brushed stainless steel hand rail extends from the stairs onto the landing, radiator, hatch to loft and airing/storage cupboard.

### Bedroom 1

11'8" x 11'1" approx (3.56m x 3.38m approx)

Double glazed window to the rear, radiator, TV point and a double wardrobe with sliding doors.

### En-Suite

The en-suite to the main bedroom is half tiled and has a walk-in shower with a mains flow shower system, tiling to three walls and a folding glazed door, hand basin with a mixer tap and mirror fronted cabinet with lighting to the mirror to the wall above and a low flush w.c., chrome ladder towel radiator, opaque double glazed window and an extractor fan.

### Bedroom 2

12'2" x 11' approx (3.71m x 3.35m approx)

Double glazed window with fitted blind to the rear, radiator and a TV point.

### Bedroom 3

11'5" x 8'5" approx (3.48m x 2.57m approx)

Double glazed window with fitted blind to the front and a radiator.

### Bedroom 4

11' x 8'6" approx (3.35m x 2.59m approx)

Double glazed window with fitted blind to the front and a radiator.

### Bathroom

The newly fitted bathroom is half tiled and has a P shaped bath with a mains flow shower over including a rainwater shower head and hand held shower, tiling to three walls and a protective glazed screen, low flush w.c. and a wall mounted hand basin with a mixer tap and mirror fronted cabinet above with lighting to the mirror, chrome ladder towel radiator, opaque double glazed window and an extractor fan.

### Outside

At the front of the property there is a double width driveway and a lawn with slabbing to two sides and pebbled areas to the two other sides and there is a path and gate to the right hand side of the property providing access to the rear garden and there is a pebbled area to the left hand side with there being outside lighting by the front door and at the side of the house.

The rear garden is southerly facing and has a slabbed patio leading onto a large lawned garden which is kept private by having a wall and fencing to the boundaries, there are three outside lights, an external power point, an electricity supply for a hot tub provided and there is an outside tap.

### Garage

18'5" x 8'2" approx (5.61m x 2.49m approx)

The integral garage has a remote roller shutter door to the front, power and lighting are provided, painted walls and flooring and there is a composite door with inset glazed panel and a blind leading into the hall.

### Directions

Proceed out of Long Eaton along Derby Road turning left at the traffic island into Wilsthorpe Road, proceed along Wilsthorpe Road to the traffic island adjacent to the leisure centre taking the right hand turning onto Pennyfield Boulevard. Take the first turning on the left into Dunn Drive and right into Whysall Road.  
8976MP

### Council Tax

Erewash Borough Council Band E

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

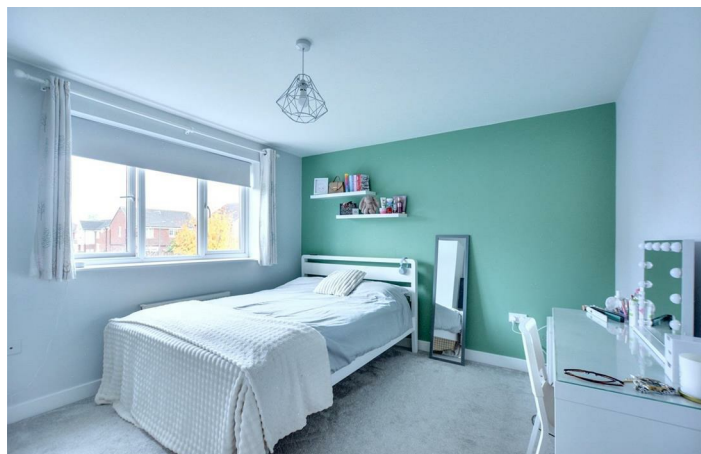
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

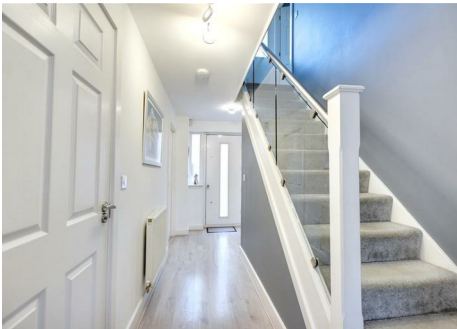
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	79	
(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.