



Calderdale Drive,
Long Eaton, Nottingham
NG10 3PP

£195,000 Freehold



A TWO BEDROOM END PROPERTY, IDEAL FOR THE FIRST TIME BUYER.

Robert Ellis are delighted to bring to the market this superb end terraced property, which has been fully renovated throughout by the current owner to create a modern, ready-to-move-into home. Sitting within the ever popular Dales Estate, this property on Calderdale Drive offers a stylish living space with a contemporary finish, the property features a sleek fitted kitchen with integrated appliances, a comfortable lounge and two well proportioned bedrooms, all complemented by high-quality décor and fittings. Sitting on an corner plot, the property offers more external space than the typical and the property benefits from allocated parking, a garage, and a pleasant outdoor space that's easy to maintain. Ideally suited to first-time buyers, the property is well placed for local amenities, transport links and everyday necessities. An excellent opportunity to purchase a beautifully updated home in a convenient and popular location—early viewing is strongly recommended.

This end terraced property benefits from gas central heating and double glazing throughout. Internally, the property offers a spacious living room stretching over 18ft which has stairs leading to the first floor and a door into the modern kitchen to the rear aspect. The kitchen boasts integrated appliances such as oven, hob and dishwasher and gives access to the rear garden. To the first floor, there are two bedrooms and a modern 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 excellent schools for all ages within walking distance of the house, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields 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, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Double glazed door to the front, laminate flooring and door to:

Lounge

11'10 × 18'9 approx (3.61m × 5.72m approx)

Double glazed window to the front, coving, radiator, stairs to the first floor, TV point and door to:

Dining Kitchen

11'10 × 8'5 approx (3.61m × 2.57m approx)

Double glazed window and door to the rear, range of matching wall and base units with work surface over, stainless steel sink and drainer, part tiled walls, integrated electric oven and induction hob over, space for a fridge freezer, integrated dishwasher, space for a washing machine.

First Floor Landing

Loft access hatch and doors to:

Bedroom 1

10'7 × 11'10 approx (3.23m × 3.61m approx)

Double glazed window to the front, coving, radiator.

Bedroom 2

11'10 × 8'6 approx (3.61m × 2.59m approx)

Double glazed window to the rear, radiator, coving.

Bathroom

Double glazed window to the side, panelled bath with shower over, part tiled walls, low flush w.c., pedestal wash hand basin, vertical radiator.

Outside

Pathway to the front leading to the entrance door, lawned garden and shrubs to the borders.

The rear garden is laid lawn with a patio, side hard standing and fencing to the boundaries.

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 into Dovedale Avenue, fourth right into Wharfedale Road and then first right into Calderdale Drive, following the road round to the right

and the property can be found at the bottom.
8974CO

Council Tax

Erewash Borough Council Band

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 4mbps Superfast 35mbps

Ultrafast 1mbps

Phone Signal – Vodafone, 02, Three, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

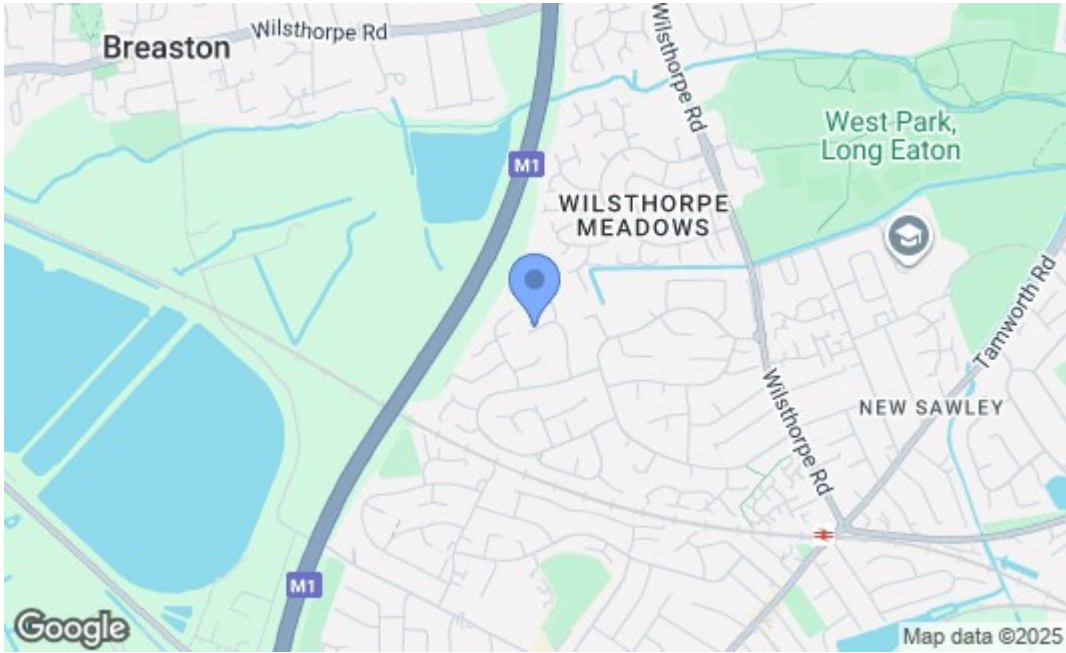
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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		
England & Wales	EU Directive 2002/91/EC	81
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	48

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.