



Airedale Close,  
Long Eaton, Nottingham  
NG10 3HW

**Price Guide £280-290,000**  
**Freehold**





AN IMMACULATELY AND SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE WITH A CONSERVATORY AND POSITIONED AT THE HEAD OF A CUL-DE-SAC ON THE SOUGHT AFTER DALES ESTATE.

Nestled at the head of a peaceful cul-de-sac on the highly sought-after Dales Estate in Long Eaton, this immaculate and modern three-bedroom semi-detached home offers the perfect blend of style, comfort and convenience. Ideally located close to excellent transport links, well-regarded schools, local shops and popular pubs, it's an ideal choice for first-time buyers or those seeking a superb family home. The property boasts a welcoming lounge with space for a log burner, flowing seamlessly into the bright dining room—creating an open, sociable living space. A separate fully fitted cream shaker-style kitchen provides plenty of storage and charm, while the additional conservatory offers a versatile extra room perfect for relaxing or entertaining. Upstairs are three well-proportioned bedrooms along with a modern family bathroom. Outside, the home features an enclosed rear garden, ideal for children, pets or outdoor dining, as well as a garage and driveway providing valuable off-street parking. Beautifully presented throughout and ready to move straight into—this property is a must-view.

The property is constructed of brick to the external elevation all under a pitched tiled roof and derives the benefit of gas central heating and double glazing. In brief the accommodation comprises of a porch, hall, lounge, dining room, kitchen and conservatory looking out to the rear garden. To the first floor there are three bedrooms and a modern fitted bathroom. Outside the property has great stance and curb appeal from the road with a block paved driveway, lawn and access to the garage. The rear garden is a fantastic asset to the property with a delightful patio area, lawn and enclosed with fenced boundaries.

As previously mentioned the property is very close to the local store on the Dales Estate with Asda, Tesco and Aldi stores being found in nearby Long Eaton where there are many other retail outlets, there are 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, Long Eaton station which is just a few minutes walk away and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

6'6 × 2'8 approx (1.98m × 0.81m approx)

Double glazed window to the front, composite door, and inset spotlights.

### Hallway

Stairs to the first floor, radiator, door to:

### Lounge

13'1 × 12'9 approx (3.99m × 3.89m approx)

The lounge is light and spacious and has a double glazed bow window to the front, understairs storage cupboard, radiator, feature open chimney breast with tiled hearth and open to:

### Dining Room

10'7 × 8'9 approx (3.23m × 2.67m approx)

Wood flooring, radiator, patio doors to:

### Conservatory

11' × 9'8 approx (3.35m × 2.95m approx)

Tiled floor, UPVC double glazed windows and French doors to the rear garden.

### Kitchen

9'9 × 7'3 approx (2.97m × 2.21m approx)

Wall, base and drawer units with roll edged work surface over, gas hob and electric oven, 1½ bowl composite sink and drainer, integral dishwasher, slate tiled floor, tiled splashbacks and dual aspect double glazed windows to the side and rear, feature wall mounted radiator.

### First Floor Landing

UPVC double glazed window to the side, loft access and doors to:

### Bedroom 1

12'9 × 9'8 approx (3.89m × 2.95m approx)

UPVC double glazed window to the front, radiator.

### Bedroom 2

10'9 × 9'2 approx (3.28m × 2.79m approx)

Double glazed window to the rear and radiator.

### Bedroom 3

9'10 × 6'5 approx (3.00m × 1.96m approx)

UPVC double glazed window to the front, built-in bed with storage under, radiator and built-in overstairs storage cupboard.

### Bathroom

7'3 × 6'3 approx (2.21m × 1.91m approx)

A modern three piece suite comprising of a L shaped bath with shower over and mixer tap, low flush w.c., vanity wash hand basin, obscure double glazed window to the rear, tiled walls and floor, towel radiator and inset spotlights.

### Outside

The property has great stance and curb appeal from the road with a lawned garden and a block paved driveway leading to the garage. The rear garden is a fantastic asset to the property having a patio with block paved edging, laid lawn, stone circle patio with decorative slate stone and planted raised sleeper beds to the rear boundary. The garden is enclosed with fencing and is ideal for a family to entertain and for children to enjoy.

### 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 and third right into Airedale Close. Continue round to the left and the property can be found at the head of the cul-de-sac. 9016JG

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 43mbps

Ultrafast 1000mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

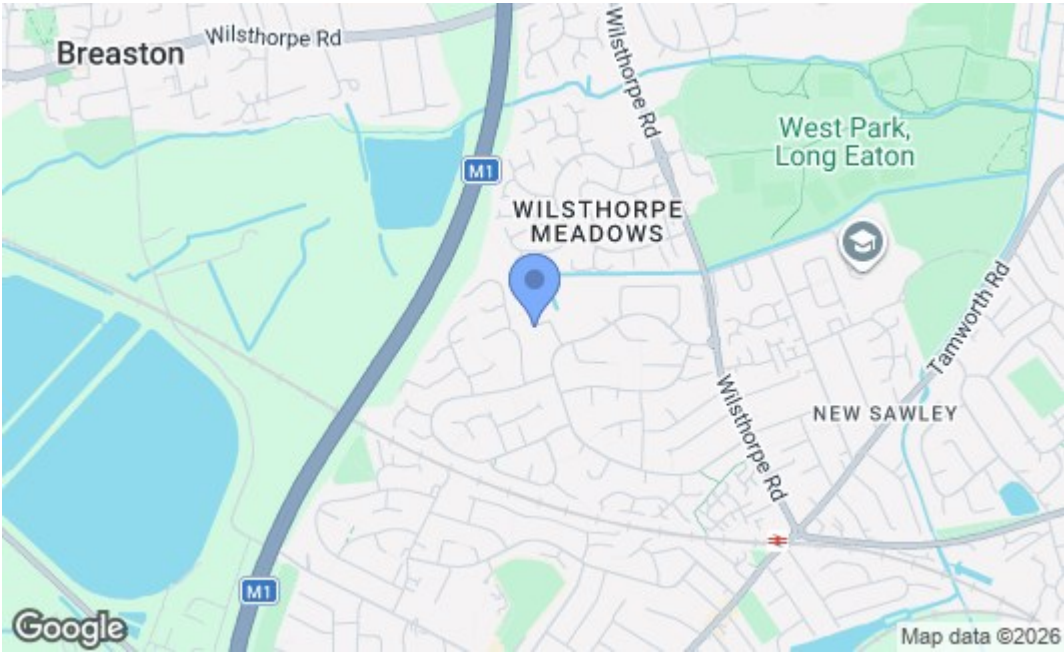
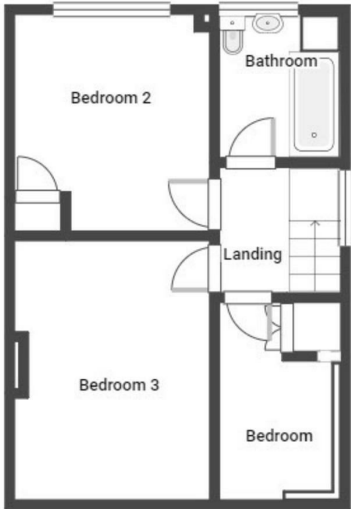
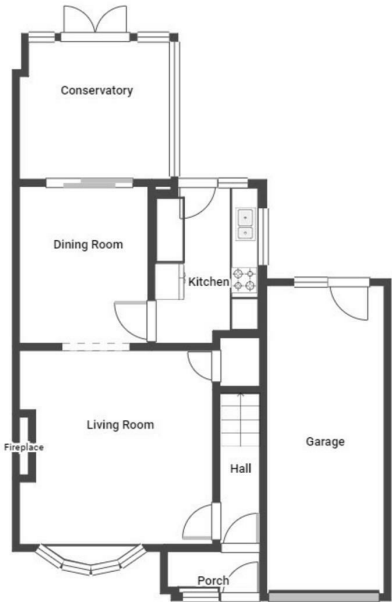
Non-Standard Construction – No

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		
	68	80
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.