



Sharp Close,  
Long Eaton, Nottingham  
NG10 3NX

**Price Guide £350-375,000**  
**Freehold**



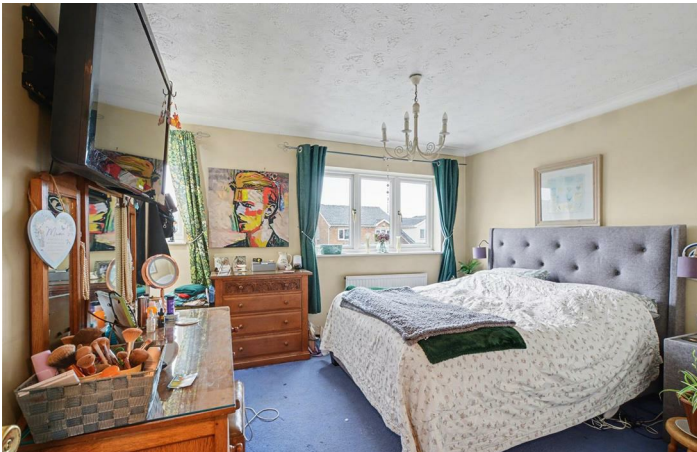


A FOUR BEDROOM DETACHED FAMILY HOME IN A CUL-DE-SAC LOCATION WITH INTEGRAL GARAGE.

Situated within the cul-de-sac of Sharp Close, this attractive four bedroom detached property offers spacious and versatile accommodation, ideal for growing families. The property is well positioned for ease of access to the train station, making it perfect for commuters.

The accommodation comprises an entrance hallway leading to two reception rooms, providing flexible living and dining space, along with a modern fitted kitchen. To the first floor are four well-proportioned bedrooms, with the master bedroom benefitting from an en suite shower room, in addition to the family bathroom. Outside, the property enjoys ample off-road parking to the front which leads to an integral garage. An internal viewing comes highly recommended to fully appreciate the space, layout and sought-after cul-de-sac position.

The property is situated within easy access to all the amenities and facilities provided by Long Eaton which include the Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities including West Park Leisure Centre and the excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby.





### Entrance Hall

Double glazed door to the front, stairs to the first floor, radiator, understairs storage cupboard and doors to:

### Cloaks/w.c.

Low flush w.c., pedestal wash hand basin, wall mounted vertical radiator, extractor fan.

### Lounge

12' x 14'7 approx (3.66m x 4.45m approx)

Double glazed patio doors to the rear, radiator, TV point.

### Dining Room

11'1 x 8'8 approx (3.38m x 2.64m approx)

Double glazed box bay window to the front, coving, radiator.

### Kitchen

15'1 x 8'8 approx (4.60m x 2.64m approx)

Double glazed window and door to the rear, range of wall and base units with work surfaces over, inset stainless steel sink and drainer, wall mounted vertical radiator, integrated dishwasher, space for a fridge freezer, space for a Range cooker, plumbing for a washing machine, laminate flooring.

### First Floor Landing

Loft access hatch, doors to:

### Bedroom 1

11'7 x 11'6 approx (3.53m x 3.51m approx)

Two double glazed windows to the front, radiator, built-in storage and wardrobes.

### En-Suite

Double glazed window to the side, newly fitted suite comprising of a low flush w.c., vanity wash hand basin, LED mirror, shower cubicle with mains flow shower having a rainwater shower head.

### Bedroom 2

10'4 x 8'8 approx (3.15m x 2.64m approx)

Double glazed window to the rear, radiator, coving.

### Bedroom 3

8'6 x 10'5 approx (2.59m x 3.18m approx)

Double glazed window to the rear, radiator, coving.

### Bedroom 4

7'2 x 8'7 approx (2.18m x 2.62m approx)

Double glazed window to the front, radiator.

### Bathroom

Obscure double glazed window to the rear, panelled bath, wall mounted electric shower, radiator, low level w.c. and pedestal wash hand basin.

### Outside

To the front of the property there is a newly resurfaced drive providing ample off road parking leading to the garage, side gate leading to the rear garden.

The garden at the rear has a patio area, two external power sockets, ornamental fountain, lawned garden, shrubs to the borders and panelled fencing to the boundaries.

### Garage

Electric roller shutter door with remote, storage in the eaves, water supply, power and light. Combi boiler (fitted approx. 3 years ago) with halo digital thermostat.

### Directions

Proceed out of Long Eaton along Tamworth Road and after the canal bridge take the right hand turning into Hawthorne Avenue. Turn left into Vyse Drive and right into Sharp Close. 9093CO

### Council Tax

Erewash Borough Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 8mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

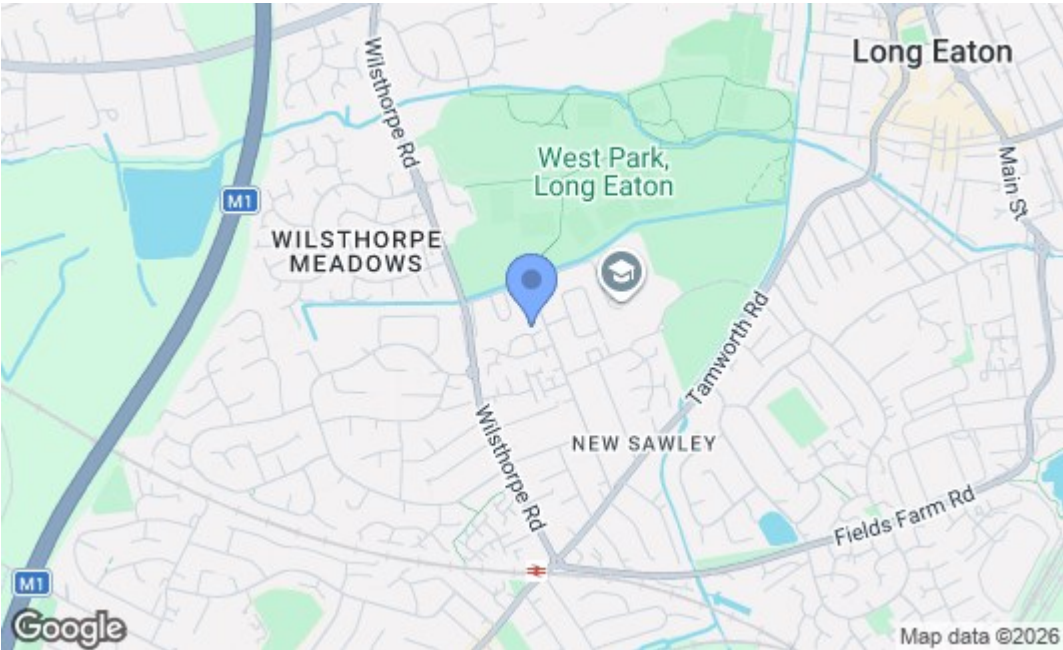
Flood Defenses – No

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		
(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		
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.