



Overdale Close,  
Long Eaton, Nottingham  
NG10 3JJ

**Price Guide £190-200,000**

**Freehold**



A THREE BEDROOM SEMI DETACHED HOME SITUATED ON THE EVER POPULAR DALES ESTATE, OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this well presented semi detached property which is ready to move straight into and would make an ideal purchase for a first time buyer. The home offers well balanced accommodation throughout along with excellent potential to extend, subject to the necessary planning permissions.

The accommodation comprises a lounge, kitchen diner and three well proportioned bedrooms along with a family bathroom. Externally, the property benefits from ample off road parking to the front and a good sized rear garden, providing a great space for outdoor living and further potential. Situated within a highly sought after residential area on the Dales Estate, the property is conveniently located for local amenities, schools and transport links. An internal viewing is highly recommended to fully appreciate the accommodation, location and potential this property has to offer.

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 M11, 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.



### Lounge

13'2 x 10'10 approx (4.01m x 3.30m approx)  
UPVC double glazed door and window to the front, laminate flooring, stairs with newly laid carpet to the first floor, radiator, open to:

### Dining Room

7'4 x 10'6 approx (2.24m x 3.20m approx)  
Laminate flooring, vertical radiator, understairs storage cupboard, sliding door into the kitchen and UPVC double glazed French doors to the rear garden.

### Kitchen

6'2 x 9'6 approx (1.88m x 2.90m approx)  
With a range of matching wall and base units with work surfaces over, part tiled walls, integrated double oven, four ring induction hob with extractor over, stainless steel sink and drainer, space for a fridge freezer, plumbing for a washing machine and space for a slim-line dishwasher.

### First Floor Landing

With doors to:

### Bedroom 1

8'8 x 10'8 approx (2.64m x 3.25m approx)  
UPVC double glazed window to the front, radiator, newly laid carpet, built-in wardrobes and additional storage cupboard with hanging rail.

### Bedroom 2

6'8 x 9'6 approx (2.03m x 2.90m approx)  
UPVC double glazed window to the rear, newly laid carpet and a radiator.

### Bedroom 3

6'7 x 6'11 approx (2.01m x 2.11m approx)  
UPVC double glazed window to the rear, newly laid carpet and a radiator.

### Bathroom

Obscure UPVC double glazed window to the side, three piece suite comprising of a panelled bath, low flush w.c., pedestal wash hand basin, chrome heated towel rail, wall mounted electric shower, extractor fan, tiled floor.

### Outside

To the front of the property there is off road parking, side access and parking down the side of the property.

To the rear there is a garden laid mainly to lawn, patio area, fencing to the boundaries.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Wilsthorpe Road. At the second mini island turn left onto Dovedale Avenue, fourth right onto Wharfedale Road, third right onto Overdale Close and the property can be found on the left hand side.

9201CO

### 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 3mbps Superfast 35mbps

Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

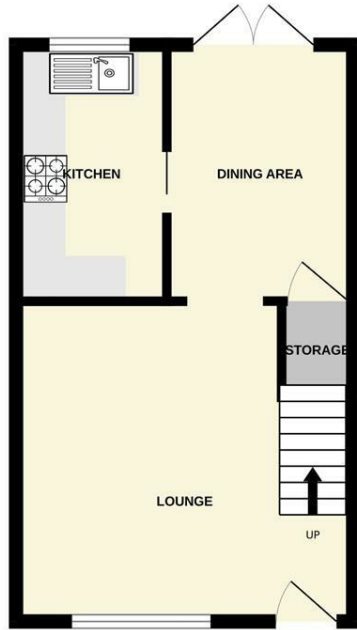
Any Legal Restrictions – No

Other Material Issues – No

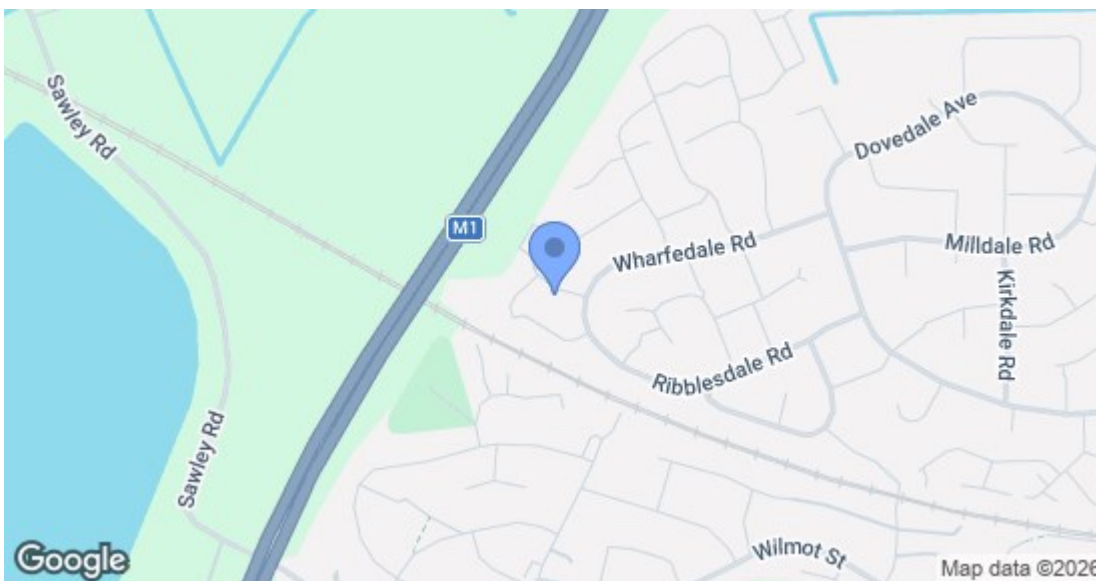
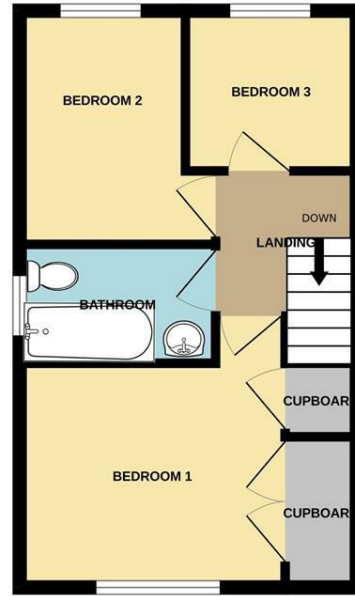




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.