



High Croft Close,
Long Eaton, Nottingham
NG10 1EB

Price Guide £230-240,000
Freehold



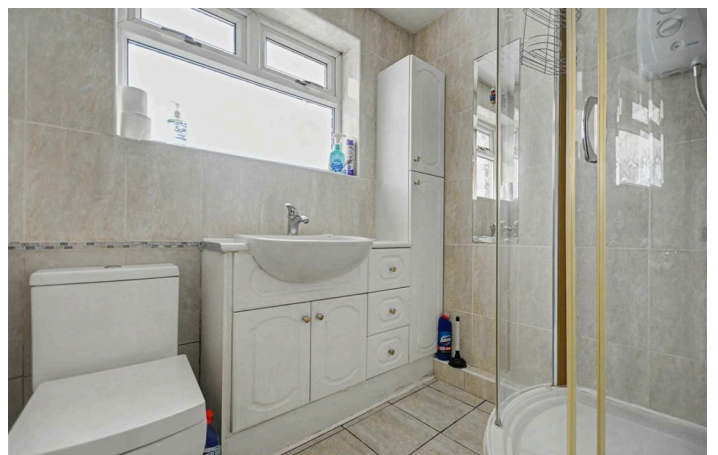
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS TWO BEDROOM SEMI-DETACHED BUNGALOW, SITUATED WITHIN THE POPULAR FIELD FARM DEVELOPMENT AND POSITIONED IN A CUL-DE-SAC ON HIGH CROFT CLOSE.

Occupying an extensive and particularly unique plot, the property offers fantastic potential for those looking to modernise and possibly extend, subject to the necessary permissions. The accommodation comprises a lounge, kitchen, two bedrooms, shower room and a conservatory overlooking the rear garden.

Externally the property benefits from ample off road parking and generous outside space, offering plenty of potential for further development or landscaping.

Being offered to the market with NO ONWARD CHAIN, this property presents an excellent opportunity for buyers looking to put their own stamp on a home within a sought after residential location. Internal viewing is highly recommended.

The property is within close proximity to the local shops provided by Long Eaton town centre, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks along the Erewash Canal and Trent Lock and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide access to Nottingham, Derby and other East Midlands towns and cities.



Side Conservatory

Double glazed door and windows overlooking the rear garden, radiator, tiled flooring, double glazed door to:

Hallway

Loft access hatch, tiled floor radiator, doors to:

Living Room

9'8 x 15'3 approx (2.95m x 4.65m approx)

Wooden flooring, dado rail, coving, TV point, double glazed window to the front.

Kitchen

8'5 x 6' approx (2.57m x 1.83m approx)

Range of wall and base units with work surfaces over, inset sink and drainer, double glazed window to the front, integrated electric oven, four ring gas hob and extractor over, tiled walls, ceiling spotlights, space for a fridge freezer, plumbing for a washing machine,

Bedroom 1

9'9 x 12'3 into wardrobes approx (2.97m x 3.73m into wardrobes approx)

Double glazed window to the rear, fitted bedroom furniture, radiator.

Bedroom 2

6' x 8'9 approx (1.83m x 2.67m approx)

Double glazed window to the rear, radiator, fitted bedroom furniture.

Shower Room

Fully tiled walls, vanity wash hand basin, low flush w.c., single shower cubicle with wall mounted electric shower, chrome heated towel rail, extractor fan, double glazed window to the side.

Outside

To the front of the property there is off road parking, gated access to the front.

The garden sits on a generous plot, enclosed with panelled fencing, tiered garden with steps leading up and around, mature shrubs to the borders, two wooden sheds and a seating area.

Directions

Proceed out of Long Eaton along Waverley Street and at The Tappers Harker island continue straight over and onto Fields Farm Road. Turn left into Bosworth Way and left again into High Croft Close and the property can be found as identified by our for sale board.

9168CO

Agents Notes

There are Ai photos on this property

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 80mbps

Ultrafast 1800mbps

Phone Signal – 02, Three, Vodafone, EE

Sewage – Mains supply

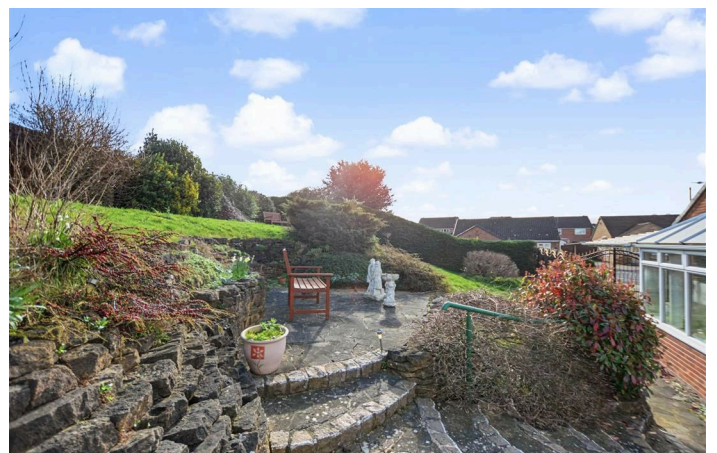
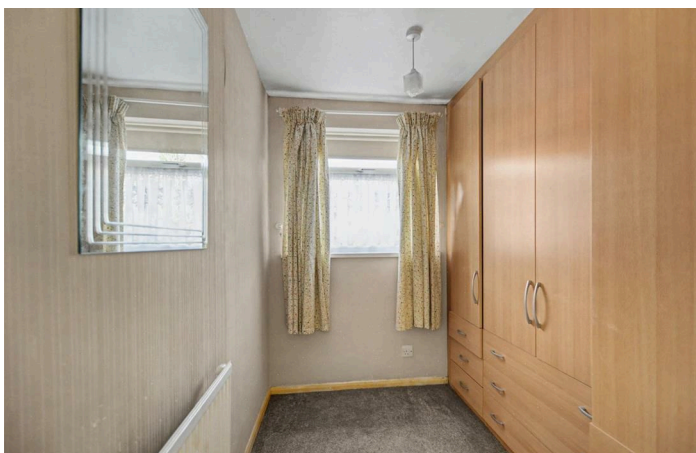
Flood Risk – No flooding in the past 5 years

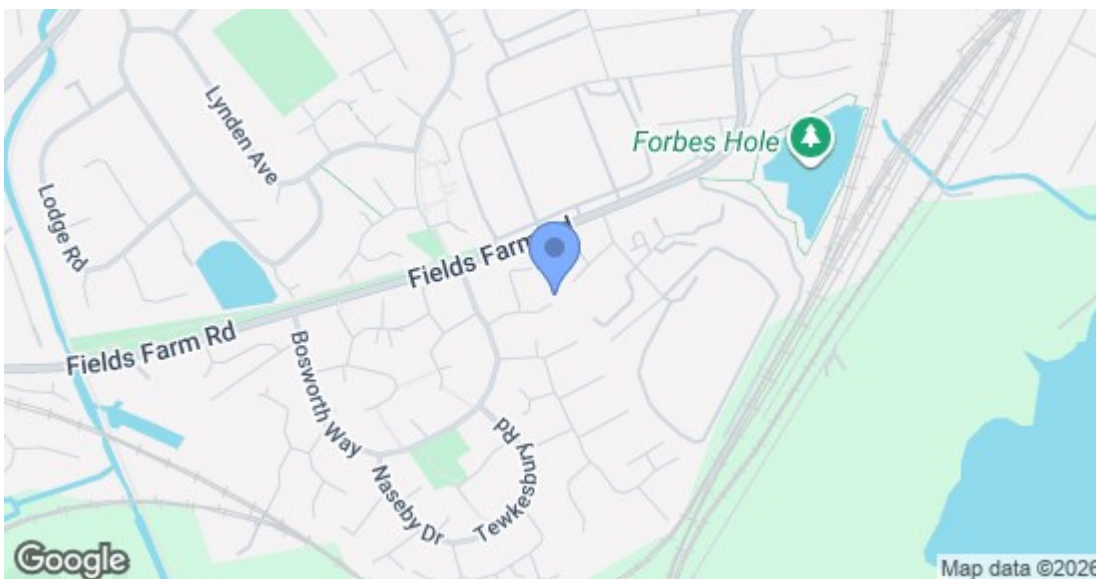
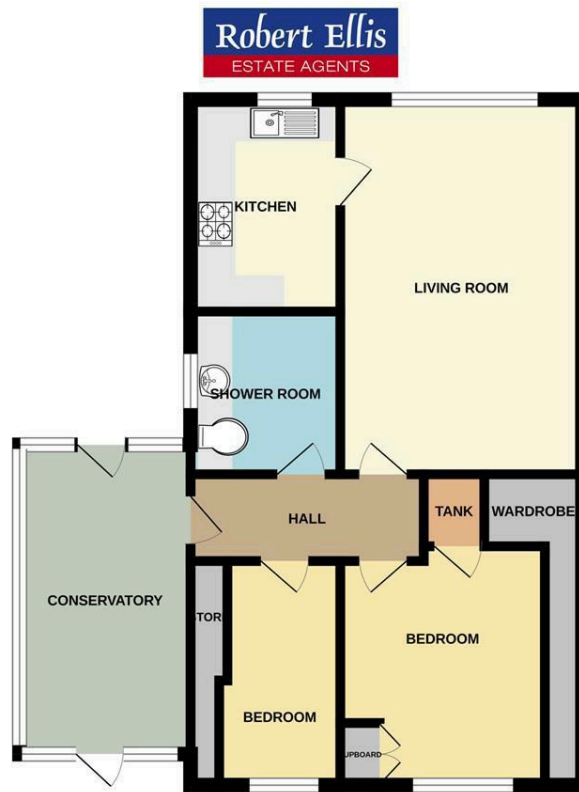
Flood Defenses – No

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	
Environmental Impact (CO ₂) Rating			
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	

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.