



Ribblesdale Road,  
Long Eaton, Nottingham  
NG10 3JG

**£260,000 Freehold**

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A THREE BEDROOM SEMI DETACHED HOME SITUATED ON A GENEROUS PLOT ON THE POPULAR DALES ESTATE WITH A GARAGE, NEW KITCHEN AND SHOWER ROOM – BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market this immaculate three bedroom semi detached property which is positioned on a larger than average plot within the highly regarded Dales Estate. The property has been well maintained and upgraded by the current owners over recent years and offers ready to move into accommodation throughout. The accommodation includes an entrance hall, a spacious open plan lounge diner which provides an excellent living and entertaining space, a modern fitted kitchen and a conservatory overlooking the rear garden. To the first floor there are three well proportioned bedrooms and a modern bathroom which has been tastefully upgraded. Externally the property sits on a generous plot with a driveway providing off road parking and access to a garage. The gardens are well maintained and provide an excellent outdoor space. The property benefits from gas central heating and double glazing and is offered to the market with the advantage of no upward chain, making it an ideal purchase for a wide range of buyers including first time buyers, families or those looking to move straight into a well presented home. An early viewing is highly recommended to appreciate the condition, position and size of the plot this property has to offer.

You enter the property through a composite front door into an enclosed porch, providing a practical space for shoes and coats. A further door leads into the bay-fronted open plan lounge diner, a bright and welcoming space featuring solid oak flooring throughout and a modern electric fire. From here there is access through to the kitchen, while sliding doors open into the conservatory. The conservatory benefits from a recently installed roof with inset LED spotlights and enjoys views over the rear garden. The kitchen has been recently fitted with modern duck egg blue gloss units and includes a door providing access to the rear garden. To the first floor, the landing leads to three bedrooms, all benefiting from fitted storage or wardrobes. The recently fitted shower room comprises a contemporary walk-in shower with rainfall shower head and a stylish LED mirror. Externally, to the front of the property there is a presscrete driveway providing off road parking. To the rear, the garden offers a patio seating area with a summerhouse, a large shed with power, a purpose-built pergola ideal for summer entertaining, a large koi pond, and access to a detached garage.

The property is located close to all the amenities and facilities provided by Long Eaton including the Asda and Tesco superstores and numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities and there are excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 providing direct access to Nottingham and Derby.



### Porch

4'7 x 5'6 approx (1.40m x 1.68m approx)

Composite door to the front with inset panelled glass and a UPVC double glazed obscure window to the side, recessed ceiling spotlights, herringbone style flooring, double radiator, built-in cupboard and door to:

### Lounge

16'2 x 12'5 approx (4.93m x 3.78m approx)

UPVC double glazed bay window with inset blinds to the front, solid oak flooring, ceiling light, two wall lights, electric fire, two radiators, built-in sliding cupboards under the stairs for storage, dado rail, TV point, new oak and glass stair balustrades to the first floor, oak door to the kitchen and open to:

### Dining Room

8'5 x 11' approx (2.57m x 3.35m approx)

Solid oak flooring, radiator, ceiling light, dado rail, UPVC double glazed sliding doors into:

### Conservatory

12'6 x 10' approx (3.81m x 3.05m approx)

The conservatory is four years old and has UPVC double glazed windows to the rear, acrylic roof (9 months old), fitted blinds, spotlights and carpeted flooring.

### Kitchen

11'6 x 6'9 approx (3.51m x 2.06m approx)

Obscure UPVC double glazed door to the rear and UPVC double glazed windows to the side and rear, LED ceiling lights, grey tiled flooring, a modern duck egg blue gloss wall, drawer and base units to two walls with quartz work surface and splashback, 1½ bowl sink and drainer with modern mixer tap, Neff five ring gas burner with acrylic splashback and Neff splashback above, Neff oven, integral fridge and freezer, integral washing machine, under cabinet and under counter LED lighting, gloss brick style tiled splashback.

### First Floor Landing

6'1 x 7'2 approx (1.85m x 2.18m approx)

UPVC double glazed window with fitted blind to the side, carpeted flooring, ceiling light, loft access hatch, dado rail, doors to:

### Bedroom 1

12'6 x 8'10 approx (3.81m x 2.69m approx)

UPVC double glazed window with fitted blind to the front, laminate flooring, ceiling light, radiator, built-in over bed storage with lighting, two wall lights and built-in wardrobes.

### Bedroom 2

10'4 x 9'5 approx (3.15m x 2.87m approx)

UPVC double glazed window to the rear, laminate flooring, ceiling light, built-in cupboard, radiator and TV point.

### Bedroom 3

6' x 9'6 approx (1.83m x 2.90m approx)

UPVC double glazed window with fitted blind to the front, laminate flooring, radiator, ceiling light, built-in gloss wardrobes along one wall.

### Shower Room

5'7 x 7'8 approx (1.70m x 2.34m approx)

The newly fitted shower room has an obscure UPVC double glazed window to the rear, modern push button walk-in shower with rainwater shower head and hand held shower, glass screen, heated chrome towel rail, grey tiled walls, recessed LED ceiling spotlights, vanity unit housing the low flush w.c. and low flush w.c., half moon LED mirror and light, shaver point.

### Outside

The property is sat back from the road behind a brick wall with Presscrete driveway for at least two vehicles and leading to the garage. Secure gate leading to the rear garden, courtesy lighting, lawned garden with shrubs and planted beds.

The property is on a corner plot with a patio path around the conservatory leading to a summerhouse with an attractive shrub border, built up purpose built coy pond (5ft deep) with metal railings and pergola above, pump. Fencing to the boundaries, large shed with power, large open pergola on a block paved base with shelving and there is a path leading to the front of the property.

### Garage

10'9 x 19'4 approx (3.28m x 5.89m approx)

The detached brick garage has lighting and power, fixed units, a brand new metal up and over door, window and door to the side.

### 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 follow the road around taking the fifth turning on the right into Ribblesdale Road. 9191JG

### 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 2mbps Superfast 76mbps Ultrafast 1800mbps

Phone Signal – Vodafone, 02, Three, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

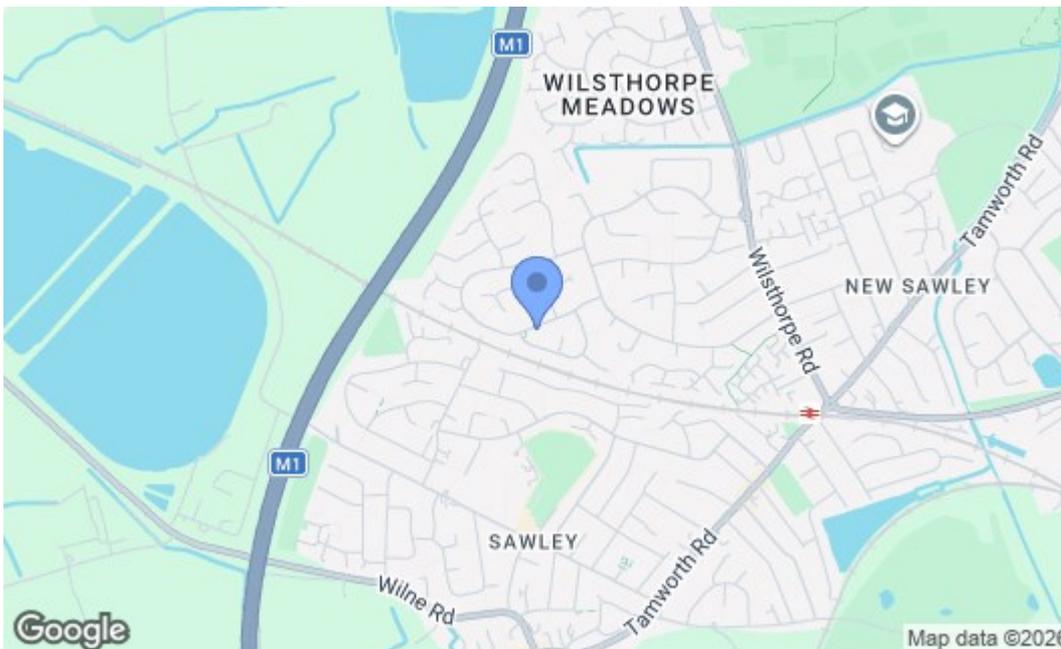
Flood Defenses – No

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.