



Paddocks View,  
Long Eaton, Nottingham  
NG10 3QF

**£525,000 Freehold**



A DETACHED BUNGALOW ON A GENEROUS SIZED PLOT WITH THE OPPORTUNITY TO UPDATE AND IMPROVE AND CREATE YOUR DREAM HOME.

Robert Ellis are delighted to market this impressive bungalow, located on a highly sought-after development in Long Eaton. The property has been well maintained and is well presented throughout, and benefits from owned solar panels. This would appeal to buyers looking to downsize from a large detached family home to a bungalow but still with the need for space. The entrance hallway is welcoming and has glazed timber doors to the reception rooms, kitchen and utility, with an access hatch and pull-down ladder leading to a fully boarded loft room with power, light, two Velux skylight windows and eaves storage. The lounge diner is a great space with patio doors to the conservatory and rear garden, while the conservatory provides a pleasant seating area overlooking the garden. The breakfast kitchen is fully equipped with integral appliances and has access to the garden, complemented by a utility room with plumbing, units and sink. An inner hallway leads to three bedrooms and the bathroom, with the master benefiting from an en-suite. The rear garden is generous, westerly facing and offers excellent privacy, while two driveways to the front provide off-road parking for multiple vehicles, with further gated parking to the rear, ideal for a caravan, and a double detached garage with an electric up-and-over door.

The property is within easy reach of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores and many other retail outlets, there are excellent schools within walking distance of the house, there are sports facilities at the West Park Leisure Centre and adjoining playing fields, walks in nearby open countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Derby, Nottingham and other East Midlands towns and cities.



### Open Storm Porch

Open storm porch to the front with light, half timber inset panel with obscure double glazed light panels either side, light, coving, radiator and door opening into:

### Entrance Hallway

Half timber and obscure double glazed door with matching light panel with light panels either side, coving, radiator, cloaks cupboard, personnel door into the double garage, access hatch with pull down ladder to the loft which has power and light and two Velux windows.

### Lounge/Dining Room

25'9" x 13'6" approx (7.87m x 4.12m approx)

Timber framed double glazed window to the side, timber framed double glazed sliding patio doors to the rear garden and to the conservatory, two radiators, Living Flame gas fire with Adam style surround, tiled insert and marble hearth.

### Conservatory

7'2" x 17'9" approx (2.2m x 5.43m approx)

Dwarf wall and timber framed double glazed windows and door to the rear garden, glass roof with built-in blinds, light, power and a radiator.

### Breakfast Kitchen

10'1" x 12'0" approx (3.09m x 3.67m approx)

Timber framed double glazed windows to the rear, UPVC panel and double glazed door, range of wall, base and drawer units with wood effect laminate work surface with matching upstand, tiled splashback, ceramic 1 1/2 bowl sink and drainer with chrome mixer tap, integrated electric hob with extractor over, Neff double electric oven, integrated fridge, integrated freezer, integrated dishwasher, matching breakfast bar area with display cabinets with lighting, ceiling spotlights, coving, radiator, under counter lighting, tiled effect laminate flooring.

### Utility Room

6'2" x 8'6" approx (1.9m x 2.61m approx)

Timber framed double glazed window to the side, wall, base and drawer units with wood effect laminate work surface over, tiled splashback, 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap, plumbing and space for a washing machine, radiator and wood effect vinyl flooring.

### Inner Hall

Timber and glazed door leading to the bedrooms and bathroom, coving, storage cupboard with shelving, radiator.

### Bedroom 1

10'0" x 14'7" approx (3.05m x 4.45m approx)

Timber framed double glazed window to the rear, fitted bedside cabinets and storage over the bed position, wardrobes, dressing table and drawers, coving, radiator and door to:

### En-Suite

10'0" x 5'2" max approx (3.06m x 1.59m max approx)

Timber framed double glazed window to the rear, concealed unit housing the low flush w.c. and vanity wash hand basin, wall cabinets, fully tiled walls, radiator, shower enclosure with sliding door having a rainwater shower head and hand held shower.

### Bedroom 2

13'9" x 10'1" approx (4.2m x 3.08m approx)

Timber framed double glazed window to the front, coving, radiator, fitted bedside cabinets and storage over the bed position, wardrobes and a dressing table and drawers.

### Bedroom 3

10'1" x 9'8" approx (3.08m x 2.96m approx)

Timber framed double glazed window to the front, coving, radiator.

### Bathroom

9'3" x 6'1" approx (2.82m x 1.87m approx)

Obscure timber framed double glazed window to the side, low flush w.c., pedestal wash hand basin, specialist bath and tiled walls, radiator, tiled effect laminate flooring.

### Outside

To the front of the property there is a driveway providing off road parking for a number of vehicles.

To the side there is a separate drive, lawned garden with decorative pebbles.

The westerly facing rear garden has a covered seating area with a light, accessed from the living room and conservatory, block paved seating area, decorative raised brick beds, separate seating area, shaped lawned garden, walled boundaries, timber gates leading to the drive. Timber storage shed, access to the front via a timber gate.

### Double Garage

16'2" x 15'8" approx (4.95m x 4.79m approx)

Double garage with electric up and over door, power and light and housing the central heating boiler, half timber and obscure double glazed light panel leading to the side.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over in the direction of Breaston. Turn left into Eaton Grange Drive and second left into Paddocks View. At the junction turn left and follow the road around where the property can be found on the left hand side.  
9189MH

### Council Tax

Erewash Borough Council Band G

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 12mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, Vodafone, 02

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

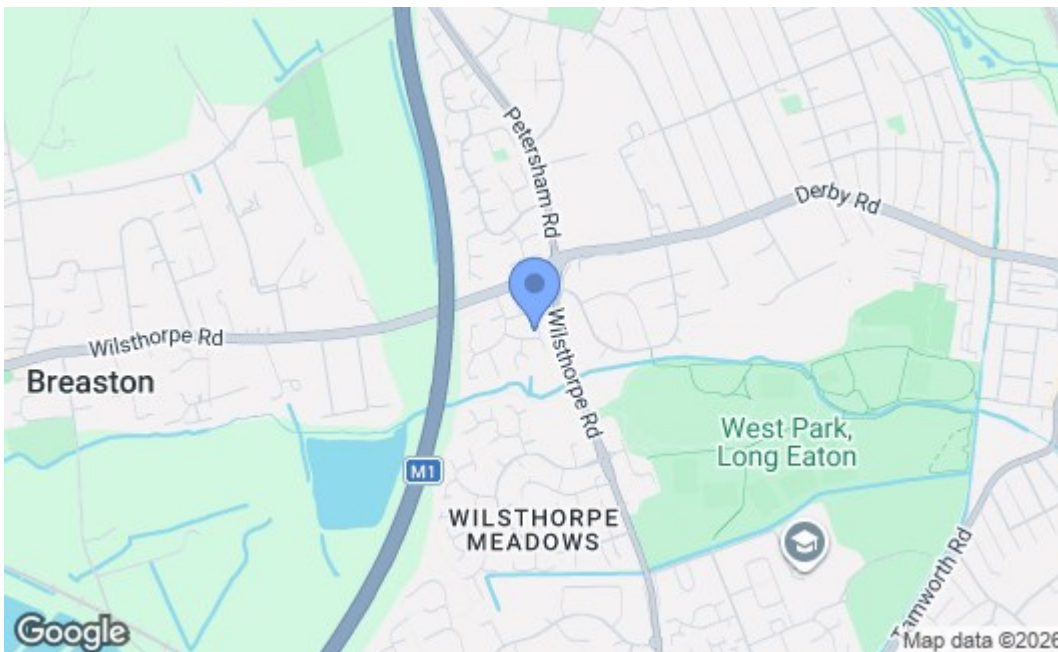
Flood Defenses – No

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		66	72
(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.