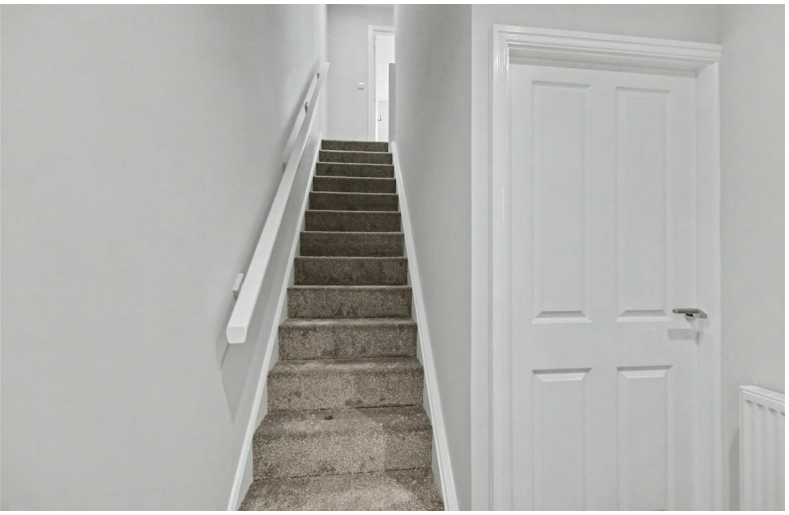
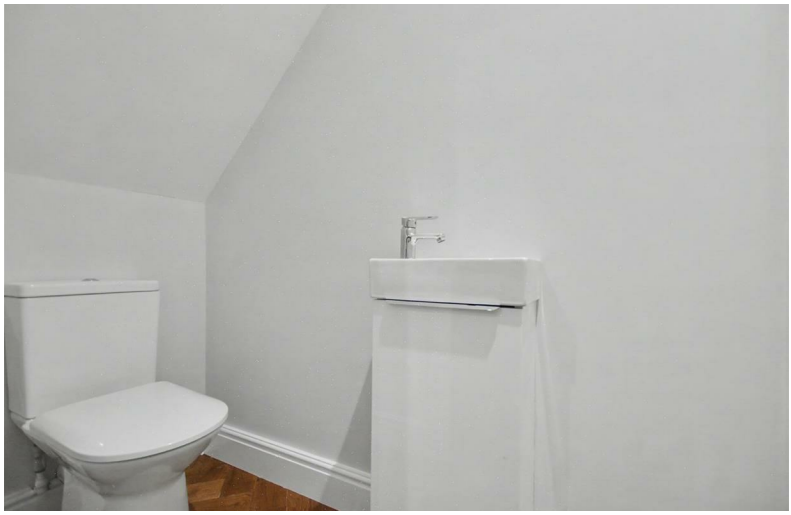
Robert Ellis

look no further...





Hoff Close,
Long Eaton, Nottingham
NG10 4RS

£269,995 Freehold

0115 946 1818

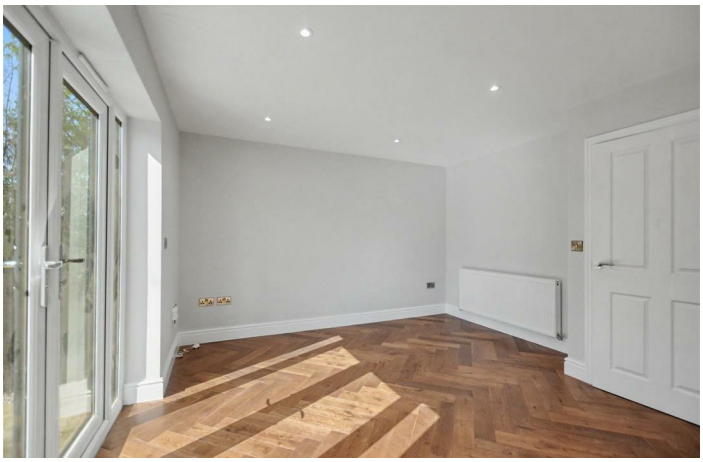
/robertellisestateagent @robertellisea

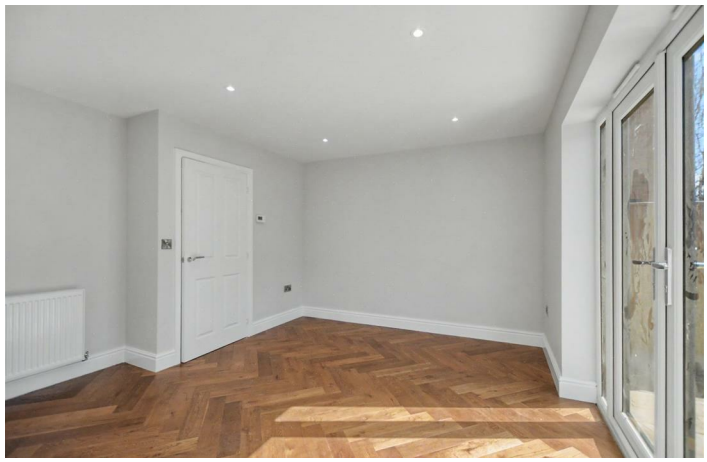
THIS IS A BRAND NEW THREE BEDROOM PROPERTY WHICH IS SITUATED ON THIS QUIET CUL-DE-SAC CLOSE TO MANY LOCAL AMENITEIS AND FACILITIES.

Being positioned on Hoff Close, which is off Briar Gate, this brand new property will be completed during the early part of 2025. This three storey home has been built by DA Pritchard, a local builder with an excellent reputation for building properties sin the area and for all that is included in the property to be appreciated, we recommend interested parties do take a full inspection so they can see the size of the accommodation and gardens provided for themselves.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and being a brand new home is covered by the usual 10 year NHBC Guarantee. In brief the property offers well proportioned accommodation which will have floor coverings fitted throughout and being a new home is extremely well insulated which will help to keep running costs down to a minimum. The property derives all the benefits of having gas central heating and double glazing and is entered through a stylish composite door into the reception hall which leads into the exclusively fitted dining kitchen having a ground floor w.c. off. The lounge includes a dining area and is positioned to the rear of the property and this room has double opening, double glazed French doors leading out to the rear garden. To the first floor the landing leads to two good size bedrooms and the main bathroom which will have a mains flow shower over the bath and to the second floor there is the main bedroom which will have an en-suite shower room, again with a mains flow shower system. Outside there is an integral garage positioned to the left hand side of the house, there will be landscaped gardens to the front and rear with the rear garden having a patio leading onto the lawn and fencing to the boundaries.

The property is well placed for easy access to all the amenities and facilities provided by the area with there being a Co-op convenience store across the road while all the main shopping facilities found in Long Eaton are only a short drive away and these include Tesco, Asda, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields 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 Nottingham, Derby and other East Midlands towns and cities.





Porch
Open porch with an outside light leading through a stylish composite door to:

Reception Hall
Stairs leading to the first floor and door into:

Breakfast Kitchen
12'6 x 11'4 approx (3.81m x 3.45m approx)
The exclusively fitted kitchen will have a stainless steel sink and a four ring hob set in a work surface which extends to three sides and will have cupboards, drawers and integrated appliances below, there will be a double glazed window to the front and a door leads into the lounge/sitting room.

Ground Floor w.c.
Having a white low flush w.c .and a wall mounted hand basin.

Lounge/Dining Room
14'7 x 12'2 approx (4.45m x 3.71m approx)
Having double glazed, double opening French doors with double glazed side panels leading out to the rear garden and a radiator.

First Floor Landing
There will be a staircase from the first floor landing to the second floor and doors to:

Bedroom 2
14'7 x 9'5 approx (4.45m x 2.87m approx)
Double glazed window to the rear and a radiator.

Bedroom 3
8'5 x 7'11 approx (2.57m x 2.41m approx)
Double glazed window to the front and a radiator.

Bathroom
The main bathroom will have a white suite including a panelled bath with a mains flow shower over, low flush w.c., wall mounted hand basin and a chrome ladder towel radiator.

Second Floor Landing

Bedroom 1
14'7 x 11'3 approx (4.45m x 3.43m approx)
The main bedroom will have a Velux window to the ceiling and a radiator.

En-Suite Shower Room
The en-suite to the main bedroom will have a large walk-in shower with a mains flow shower system, hand basin, low flush w.c. and a chrome ladder towel radiator.

Outside
The gardens to the front and rear of the property will be landscaped with there being a patio and lawn at the rear with fencing to the boundaries.

Garage
16' x 9'10 approx (4.88m x 3.00m approx)
The garage is positioned to the left hand side of the property and this will have an up and over door to the front and a personal door at the rear leading out to the rear garden. In front of the garage there will off road parking for up to two vehicles.

Directions
Proceed out of Long Eaton along Derby Road and after the bend turn right into Briar Gate and follow the road to the end.
8754AMMP

Reservation Fee
Each purchaser will pay a non refundable deposit of £2,500.00 to the sellers solicitors within 14 days of instruction

Agents Notes
The photos are for illustration only

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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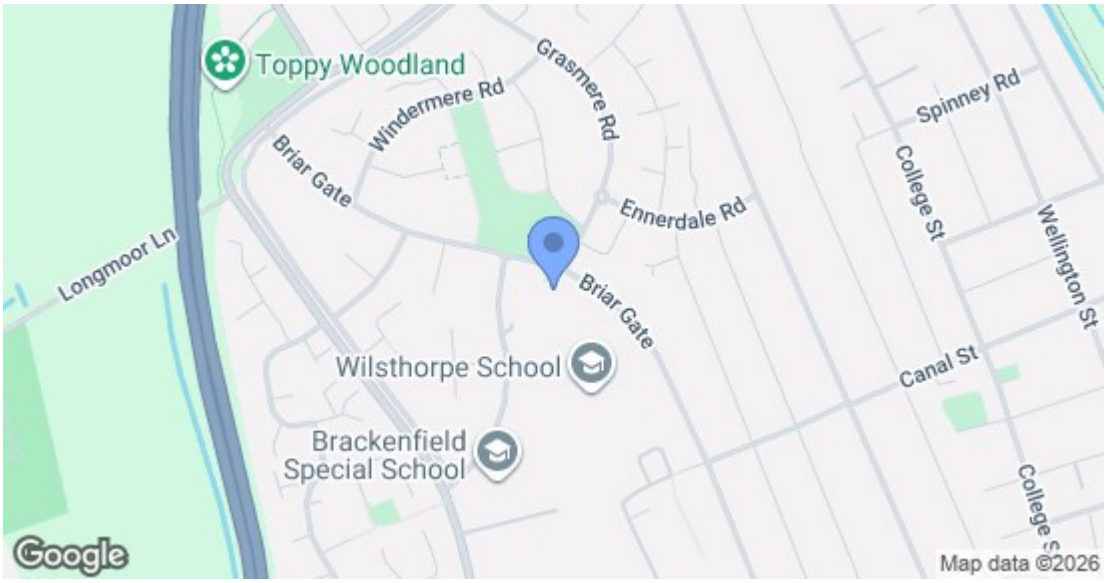

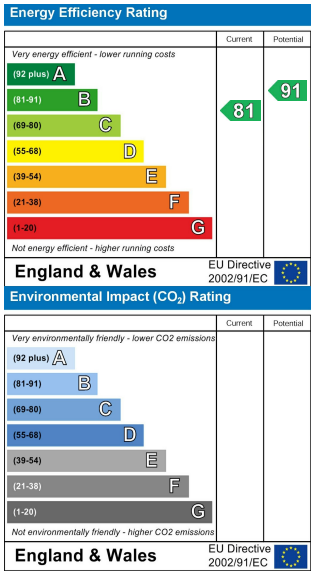

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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