



Sandwell Close,  
Long Eaton, Nottingham  
NG10 3RG

**Price Guide £375-400,000**  
**Freehold**



THIS IS A SIGNIFICANTLY UPGRADED THREE BEDROOM DETACHED PROPERTY POSITIONED IN THIS MOST SOUGHT AFTER RESIDENTIAL AREA, WHICH IS ONLY A SHORT DRIVE AWAY FROM LONG EATON TOWN CENTRE AND TO EXCELLENT TRANSPORT LINKS.

Being situated on Sandwell Close, this three bedroom detached property offers a lovely home which has recently been updated to the kitchen, bathrooms and main living areas and being ready to move into, we are sure will suit a whole range of buyers. The property was originally constructed by Westerman Homes and has an attractive facia brick to the external elevations under a pitched tiled roof, with the well proportioned accommodation deriving all the benefits from having gas central heating, with a new boiler and new double glazing. The property is within easy reach of the many local amenities and facilities provided by the area, all of which has helped to make this a very popular and convenient place to live.

The property stands back from the road with a lawn at the front and a driveway leading down the left hand side to the garage which is positioned to the rear. The well proportioned and tastefully finished accommodation includes a reception hallway with a ground floor w.c. off, a lounge with a box bay window to the front and recently created media wall with a recess for a TV, electric log burning effect fire and shelving with ambient lighting. To the first floor the landing leads to the three bedrooms, the main bedroom having an en-suite shower room and the family bathroom with both the bathroom and en-suite having been recently re-fitted. Outside there is the detached brick garage, garden to the front and the private sunny garden at the rear which has fencing to the boundaries.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are schools for all ages within walking distance of the property, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields which are across the main Wilsthorpe Road 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.



### Front Door

A stylish composite front with an opaque glazed side panel leads to:

### Reception Hall

Stairs leading to the first floor, laminate flooring and doors to:

### Cloaks/w.c.

The cloaks/w.c. has recently been re-fitted and has a low flush w.c. with a concealed cistern and surface over, hand basin with a mixer tap, splashback and cupboard beneath, laminate flooring, a feature radiator and an opaque glazed window.

### Lounge/Sitting Room

18' x 10' approx (5.49m x 3.05m approx)

Double glazed box bay window with fitted shutters to the front, a newly created media wall having space for a 75" TV and a media bar with an electric log effect fire below and shelving with ambient lighting to the sides, quality laminate flooring and a double radiator.

### Dining Kitchen

10'5 x 14'3 approx (3.18m x 4.34m approx)

The dining kitchen has recently been re-fitted and has dark grey Shaker style units with brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and four ring induction hob set in an L shaped work surface with cupboards, oven, drawers and a dishwasher below, there is a housing for an American style fridge/freezer with an upright storage cupboard to one side and a wine rack above, matching eye level wall cupboards and a hood over the cooking areas, splashbacks to the work surfaces, double glazed window with a fitted blind to the rear, double glazed door leading out to the rear garden, a feature vertical radiator and laminate flooring.

### First Floor Landing

Access hatch to the part boarded loft, airing/storage cupboard housing the boiler and doors to:

### Bedroom 1

10' x 13' approx (3.05m x 3.96m approx)

Double glazed window with fitted blind to the front, new carpeted flooring, feature radiator, TV point and door to:

### En-Suite

The en-suite to the main bedroom has recently been re-fitted and has a corner shower with tiling to two walls, a mains flow shower, a sliding glazed door and protective screens, a low flush w.c., hand basin, extractor fan, towel radiator, recessed lighting to the ceiling and an opaque double glazed window.

### Bedroom 2

13' x 11' approx (3.96m x 3.35m approx)

Double glazed window with fitted blinds to the rear, new carpeted flooring, TV point and a feature radiator.

### Bedroom 3

7'9 x 7'8 approx (2.36m x 2.34m approx)

Double glazed window with fitted blind to the rear, new carpeted flooring and a radiator.

### Bathroom

The bathroom has been recently re-fitted and has fully tiled walls with a white suite including a panelled bath with chrome hand rails and a mains flow shower over having a rainwater shower head and a hand held shower with a protective glazed screen, a hand basin set on a surface with double cupboard below and low flush w.c. with a concealed cistern, feature chrome ladder radiator, fitted mirror fronted cupboards to the wall above the sink and w.c. areas, recessed lighting to the ceiling and laminate flooring.

### Outside

To the front of the property there is a lawned garden with a tree in the centre and there is a driveway extending down the left hand side of the property to the main entrance door and to the garage.

At the rear of the property there is an astroturf lawn, a slabbed patio positioned behind the garage and the garden is kept private by having fencing to the boundaries

### Garage

The brick built garage has a pitched tiled roof having an up and over door to the front, personnel door to the side, there is plumbing for an automatic washing machine and power and lighting is provided in the garage.

### Directions

Proceed out of Long Eaton along Derby Road turning left at the traffic island into Wilsthorpe Road. At the traffic island with West Park Leisure Centre turn right into Pennyfields Boulevard and continue for some distance, turn right into Fulwood Drive and Sandwell Close can be found as a turning on the left hand side.

9286JM

### Council Tax

Erewash Borough Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 31mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

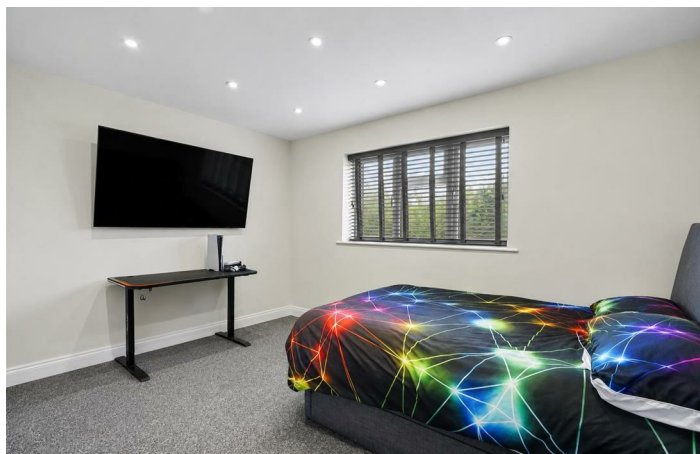
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



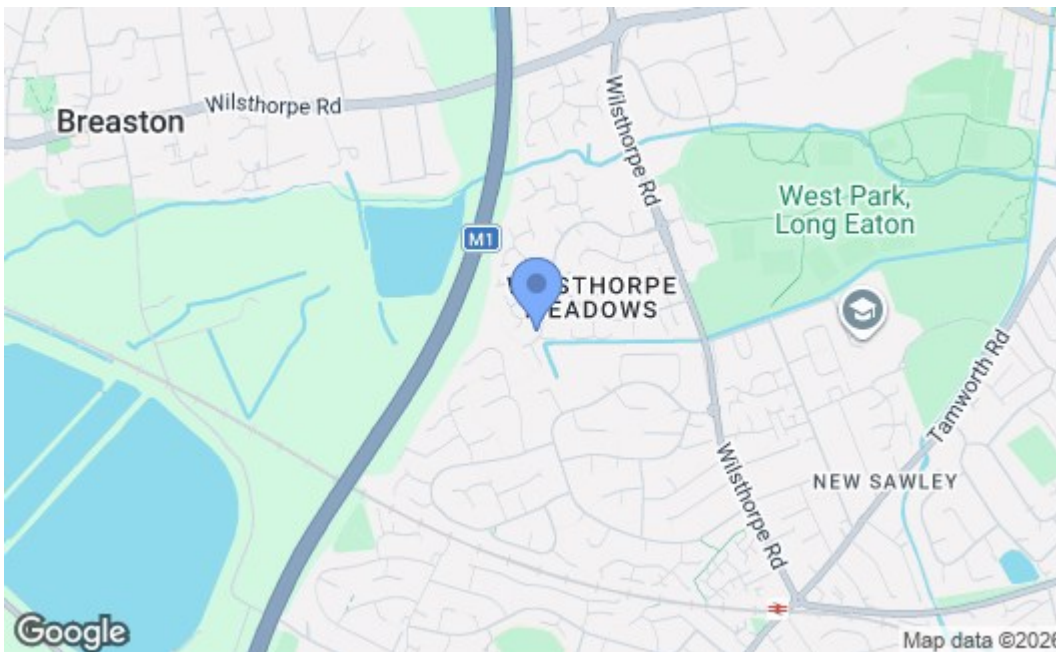


GROUND FLOOR

1ST FLOOR



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. Made with Metapix C2025



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			
<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	

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