



Whysall Road,  
Long Eaton, Nottingham  
NG10 3QZ

**£315,000 Freehold**

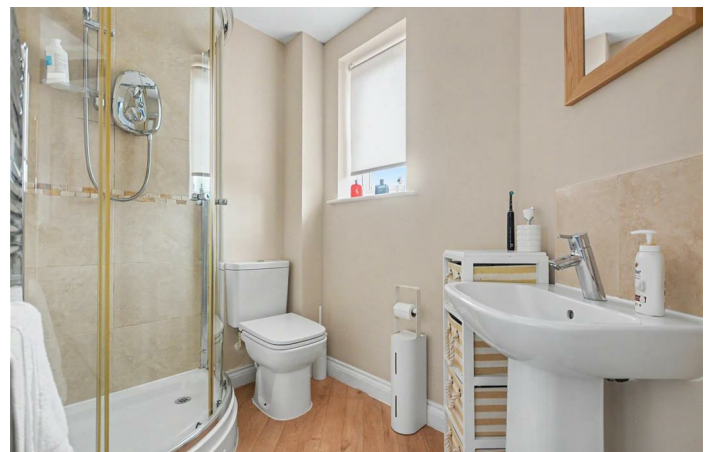


IMMACULATELY PRESENTED BOTH INTERNALLY AND EXTERNALLY, THIS WONDERFUL MODERN THREE BEDROOM SEMI DETACHED HOUSE WILL APPEAL TO A VARIETY OF BUYERS INCLUDING FIRST TIME BUYERS, UP SIZERS OR DOWN SIZERS.

The entrance hallway has stairs rising to the first floor, door access to the cloakroom, storage cupboard, living room and kitchen diner. The dual aspect living room is light and airy with French doors opening to the rear garden. The kitchen diner is a generous size with integral appliances, storage cupboard and door leading to the garden.

The first floor landing leads to the three bedrooms and bathroom. The master bedroom has built in wardrobes and en-suite. To the front the garden is low maintenance and there is a driveway for two cars to be parked side by side. The rear garden is well presented, fully enclosed and offers great privacy.

The property is within a few minutes drive of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, a Tesco convenience store is only a few minutes walk away from the property, there are excellent schools for all ages within a few minutes from the house, the West Park Leisure Centre and adjoining playing fields is also close by, there are walks in the 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 Nottingham, Derby and other East Midlands towns and cities.



## Porch

Open storm porch with lighting,

## Entrance Hall

Composite entrance door with decorative obscure light panels within and obscure light panel to the side, wood effect laminate flooring, stairs to the first floor, radiator, cloaks cupboard. Doors to:

## Cloaks/w.c.

3'5" x 5'1" approx (1.06m x 1.55m approx)

Obscure UPVC double glazed window to the front, two piece white suite comprising of a low flush w.c., floating pedestal wash hand basin with chrome mixer tap, tiled splashback, extractor fan, radiator, wood effect vinyl flooring.

## Living Room

10'1" x 16'7" approx (3.09m x 5.08m approx)

UPVC double glazed window to the front, UPVC double glazed French doors to the rear, two radiators, electric fire with Adam style surround, marble hearth and insert.

## Kitchen Diner

12'11" x 16'7" max approx (3.95m x 5.08m max approx)

The kitchen area has a UPVC double glazed window to the front, ceiling spotlights, wood effect Shaker style wall, drawer and base units with laminate work surface over, tiled splashbacks, 1½ bowl stainless steel sink and drainer with chrome mixer tap, under cabinet lighting, integrated double electric oven, four ring gas burner, glass splashback, stainless steel extractor, space for an under counter fridge, plumbing and space for a dishwasher and washing machine, cupboard housing the Worcester Bosch combination boiler, radiator, tiled floor throughout.

The dining area has space for an American style fridge, two base units with laminate work surface over, radiator, composite door with integral blinds to the rear, UPVC double glazed window to the rear, understairs storage cupboard

## First Floor Landing

UPVC double glazed window to the rear, radiator and doors to:

## Bedroom 1

9'5" x 14'11" max approx (2.89m x 4.55m max approx)

Two UPVC double glazed windows to the front, radiator, fitted wardrobes with shelving and hanging rails, door to:

## En-Suite

4'6" x 6'5" approx (1.38m x 1.96m approx)

Obscure UPVC double glazed window to the front, three piece suite comprising of a low flush w.c., pedestal wash hand basin with a chrome mixer tap and tiled splashback, shower cubicle with electric Mira Vie shower, tiled splashback, heated chrome towel rail, wood effect vinyl tiled floor, ceiling spotlights.

## Bedroom 2

8'3" x 10'3" approx (2.54m x 3.14m approx)

UPVC double glazed window to the front, radiator, fitted wardrobes with shelving and hanging rail, loft access hatch.

## Bedroom 3

7'7" x 6'11" approx (2.33m x 2.12m approx)

UPVC double glazed window to the rear, radiator.

## Bathroom

6'5" x 5'5" approx (1.97m x 1.66m approx)

Obscure UPVC double glazed window to the rear, three piece white suite comprising of a low flush w.c., pedestal wash hand basin with chrome mixer tap, bath with chrome mixer taps and pull out shower, tiled splashbacks, ceiling spotlights, chrome heated towel rail, vinyl flooring.

## Outside

To the front there is a driveway providing off road parking, pebbled and stepped areas, well stocked with planting, shrubs and bushes, path to the front entrance door.

There is a paved patio seating area to the rear, artificial lawn with well established borders having bushes, timber storage shed and external lighting, wooden fence to the boundary, wooden gate providing access to the front.

## Directions

Proceed out of Long Eaton along Derby Road turning left at the traffic island into Wilsthorpe Road, proceed along Wilsthorpe Road to the traffic island adjacent to the leisure centre taking the right hand turning onto Pennyfield Boulevard. Take the first turning on the left into Dunn Drive and right into Whysall Road.

9334MH

## Council Tax

Erewash Borough Council Band C

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

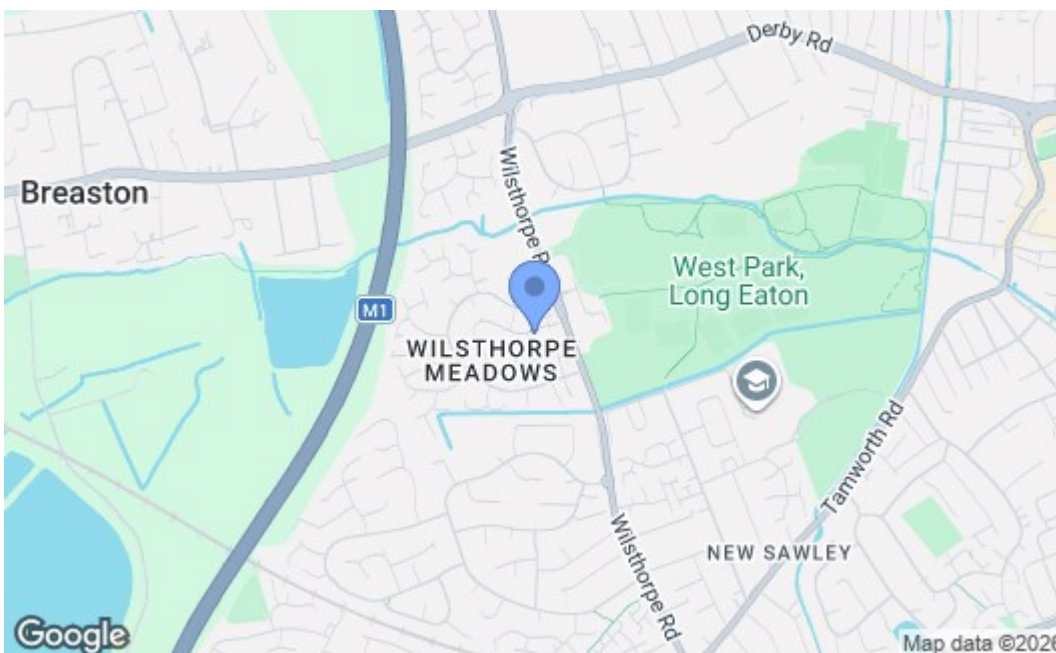
Flood Defenses – No

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			
<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.