

Purbeck Close,  
Long Eaton, Nottingham  
NG10 4PF

**£475,000 Freehold**



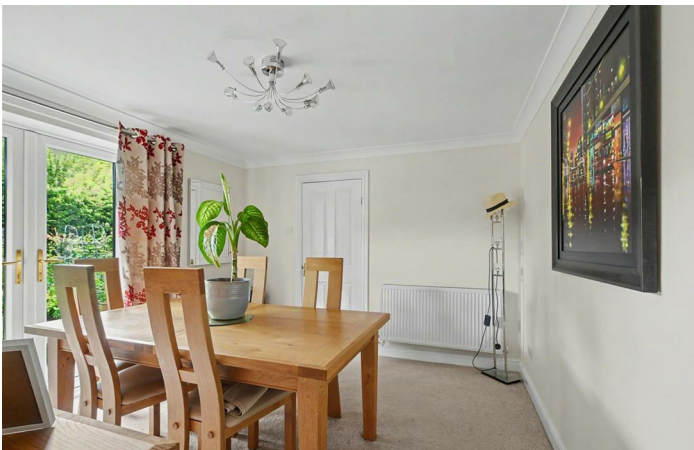
A FOUR BEDROOM DETACHED FAMILY HOME OCCUPYING A DOUBLE PLOT WITHIN THE SOUGHT AFTER CUL-DE-SAC OF PURBECK CLOSE.

Robert Ellis are delighted to bring to the market this spacious detached property which offers fantastic potential for a growing family. Positioned on a generous double plot, the home benefits from a superb sized rear garden and offers excellent scope to extend further, subject to the necessary planning permissions. The accommodation comprises three reception rooms, providing flexible living and entertaining space, along with a kitchen diner and separate utility room, making the property ideally suited to modern family life.

To the first floor are four well proportioned bedrooms and a family bathroom. Externally, the standout feature is the fantastic sized garden, offering plenty of outdoor space for families, entertaining or future development potential. Situated within the highly regarded cul-de-sac of Purbeck Close, the property is ideally placed for local amenities, schools and transport links.

This home represents an excellent opportunity for anyone looking to put their own mark on a substantial family property. An internal viewing is highly recommended to fully appreciate the space, plot and potential on offer.

The property is within easy reach of the Asda, Tesco, Aldi and Lidl stores along with numerous other retail outlets found in Long Eaton town centre, there are schools for all ages within walking distance of the house, healthcare and sports facilities which include West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, which is only a few minutes drive away, East Midlands Airport, Long Eaton and East Midlands Parkway stations, the A52 and other main roads all of which provide access to Nottingham and Derby.



### Entrance Hall

Double glazed door to the front, stairs to the first floor, laminate flooring, radiator, doors to the kitchen, lounge, play room, dining room and shower room.

### Lounge

13'4 x 18'8 approx (4.06m x 5.69m approx)

Double glazed window to the front, coving, gas fire and stone surround, dado rail, radiator.

### Office

15'11 x 8'9 approx (4.85m x 2.67m approx)

Double glazed window to the front, radiator, coving.

### Dining Room

10'8 x 10'11 approx (3.25m x 3.33m approx)

Double glazed patio doors to the rear, door to utility, coving, radiator.

### Utility Room

Double glazed patio doors to the rear, matching wall and base units, plumbing for a washing machine, tumble dryer, stainless steel sink and drainer, wall mounted boiler, coving.

### Kitchen

19'3 x 10'10 approx (5.87m x 3.30m approx)

Range of matching wall and base units with work surfaces over, space for a Range cooker with extractor over, space for an American style fridge freezer, ceiling spotlights, radiator, double glazed window and patio doors to the rear, tiled flooring.

### Shower Room

Walk-in shower with mains flow shower, low flush w.c., chrome heated towel rail, pedestal wash hand basin.

### First Floor Landing

Loft access hatch, radiator and doors to:

### Bedroom 1

11'6 x 10'10 approx (3.51m x 3.30m approx)

Double glazed window to the front, radiator, built-in wardrobes, coving.

### Bedroom 2

10'10 x 9'11 approx (3.30m x 3.02m approx)

Double glazed window to the front, radiator, laminate flooring, fitted wardrobes, coving.

### Bedroom 3

9'5 x 9'2 approx (2.87m x 2.79m approx)

Double glazed window to the rear, radiator, coving.

### Bedroom 4

10'7 x 7'11 approx (3.23m x 2.41m approx)

Double glazed window to the rear, radiator, coving.

### Shower Room

Obscure double glazed window to the rear, low flush w.c., vanity wash hand basin, walk-in double shower, heated towel rail, tiled walls.

### Outside

To the front of the property there is a Presscrete driveway providing ample off road parking giving access to the front door, trees and shrubs.

The rear garden is a double width plot and is laid mainly to lawn, patio area, mature trees and shrubs, enclosed with panelled fencing.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road, left into Cheviot Way following the road round the bend and turn left into Grampian Way. Purbeck Close can then be found as a turning on the left hand side.

9309CO

### 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 5mbps Superfast 60mbps

Ultrafast 1800mbps

Phone Signal – EE, Vodafone, O2, Three

Sewage – Mains supply

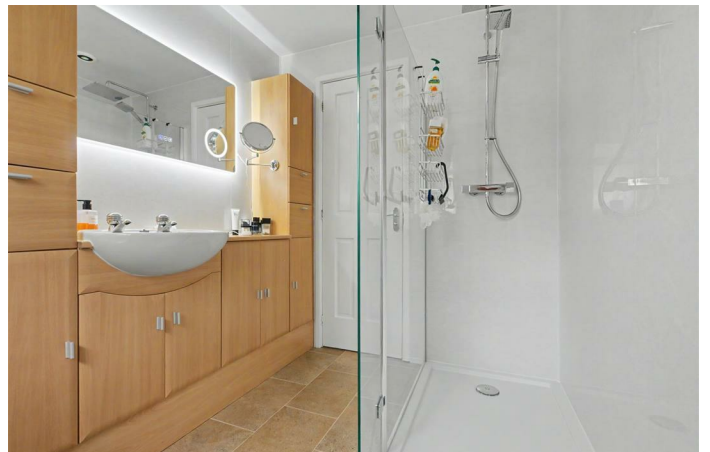
Flood Risk – No flooding in the past 5 years

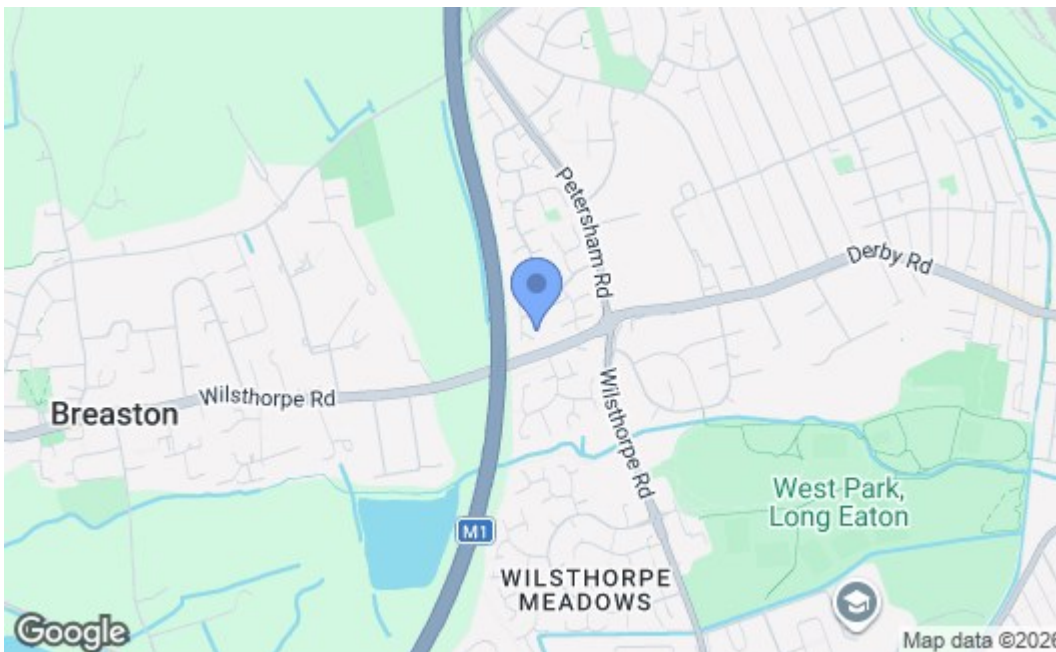
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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.