



Cooke Close,  
Long Eaton, Nottingham  
NG10 3RX

**Guide Price £165-170,000**  
**Freehold**



BEING PART OF THIS MOST SOUGHT-AFTER RETIREMENT DEVELOPMENT SITUATED ON THE OUTSKIRTS OF LONG EATON THIS MID-BUNGALOW PROVIDES A LIGHT AND AIRY TWO BEDROOM ACCOMMODATION WHICH HAS JUST BEEN REDECORATED THROUGHOUT.

Being situated on Cooke Close which is part of a retirement complex built approximately 30 years ago by Westment Homes, this two-bedroom mid property provides a lovely home which has recently been redecorated and has carpeted flooring throughout. The property is ready for immediate occupation and being sold with the benefit of NO UPWARD CHAIN and is ready to move into without having to carryout any work whatsoever and for the full size and extent of the property to be appreciated we strongly recommend all interested parties take an internal inspection so they can see the whole property for themselves. The property is well placed for easy access to the Tesco convenient store situated on the adjacent small retail development and is also a short drive away from Long Eaton town centre and there are excellent transport links all of which have helped make this a popular and convenient place to live.

The bungalow is constructed of brick to the external elevation under a pitch tiled roof and the recently redecorated accommodation benefits from having an efficient electric heating system and double glazed windows throughout. Being entered through an open and composite front door the accommodation includes a reception hall with two built-in storage cupboards off, lounge/sitting room which could include a dining area has patio doors leading out to the slatted seating area at the rear, the breakfast kitchen has woodgrain finished units with integrated appliances and has space to one side of the kitchen to place a drop leaf or similar table, the two bedrooms have fitted furniture, with the option to use the second bedroom as a dining or sitting room, the bathroom has a three piece suite with there being a shower over the bath position. Outside there are lawned areas at the front and a patio and lawn to the rear, with the external parts of the development being maintained by the management company. There is also parking provided for residents and visitors, and there is communal lounge and the resident manager who is there to assist residents, with there being an alarm system built into the bungalow which connects to the support services provided.

As previously mentioned the development is within easy reach of shopping and health care facilities with the Asda, Tesco superstore, Aldi and Lidl along with with many other retail outlets being found in Long Eaton which is a few minutes drive away, there are sports facilities including West Park Leisure Centre and Trent Lock Golf Club and the excellent transport links include J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby and other parts of the region.



## Porch

Open porch with a pitch tiled roof, two wooden support posts and balustrades to either side with wall mounted outside light, leading through the composite front door which has two inset opaque double glazed panels to:

## Reception Hall

Having a built-in airing/storage cupboard and a separate cloaks cupboard, a wall-mounted electric heater, hatch to the loft, the electric and consumer unit is mounted on the wall near to the front door, a wall-mounted intercom and pull cord, a Georgian glazed door leading to the lounge and panelled doors to the bedrooms and bathroom.

## Lounge/Sitting Room

13'3" x 12'2" (4.04m x 3.71m)

The lounge can include a dining area and has double glazed sliding patio doors with fitted vertical blinds leading out to the patio at the rear of the property, a feature electric log burning stove set in contemporary Adam style surround with hearth, a wall-mounted heater, a wall light and a pull cord for the alarm system.

## Breakfast Kitchen

9'5" x 6'3" (2.87m x 1.91m)

The breakfast kitchen has space on one side to position a drop leaf or similar table and is fitted with woodgrain finished units and includes a sink with a mixer tap and a four ring hob set in the work surface, which extends two walls and has an integrated automatic washing machine, cupboards, a brand new oven, drawers and an integrated fridge below, matching eye level wall cupboards with lighting below, tiling to the walls by the work surfaces areas and a hood over the cooking area, double glazed window with fitted vertical blinds to the front, tiled flooring, pull cord for the alarm system and a built-in shelved cupboard with space and power point for a floor mounted freezer.

## Bedroom One

10' x 9'10" (3.05m x 3.00m)

Having a double glazed window with fitted vertical blinds to the rear, a double built-in wardrobe with a shelf and hanging space, a fitted six drawer floor mounted unit positioned to one wall, a wall-mounted heater, a TV aerial point, pull cord for the alarm system, and a mirror to one wall.

## Bedroom Two

10'1" x 6'7" (3.07m x 2.01m)

The second bedroom could be used a dining or sitting room and has a double glazed window with fitted vertical blinds to the front, a double wardrobe providing hanging space, a shelf next to bed position with cupboards over, a wall-mounted electric heater and a pull cord for the alarm system.

## Bathroom

The bathroom has a light coloured three-piece suite and includes a panelled bath with hand rails and a Mira electric shower over, tiling to three walls and a glazed protective screen, a low-flush WC and a pedestal wash-hand basin with tiled splash-back, a heated chrome ladder towel radiator, double opaque glazed window with fitted vertical blinds, a wall-mounted heater and a pull cord for the alarm system.

## Outside

At the front of the property there is path leading from the walkway to the front door and there are grassed areas to either side of the path with borders in front on the bungalow.

At the rear of the property there is a slabbed patio which has a retractable electrically operated canopy over, a path leads to the walkway running along the rear of the bungalows, there are borders next to the bungalows, a lawned area and trellis fencing to either side of the rear garden area.

There is parking provided for residents and visitors.

## Directions:

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. After passing the first mini island take the next turning on the right hand side into Cranfleet Way where Cooke Close can be found as a turning on the left.  
9379MP

## Council Tax:

Erewash Borough Council Band B

## Agents Note:

This is a leasehold property with a 125 year lease which commenced 29th September 2000 - with 97 Years remaining - but this requires further verification.

The monthly service/management fee is £233pm which covers the cost of building insurance, garden maintenance, cleaning the outside of the windows, maintaining the electric storage heaters, TV licence, the running of the complex and the scheme manager who is there to assist during weekdays with there being a call centre support for residents at other times.

The properties within this development are for people over 60 years of age.

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 9 mbps Superfast 44 mbps Ultrafast 1800 mbps

Phone Signal – O2, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

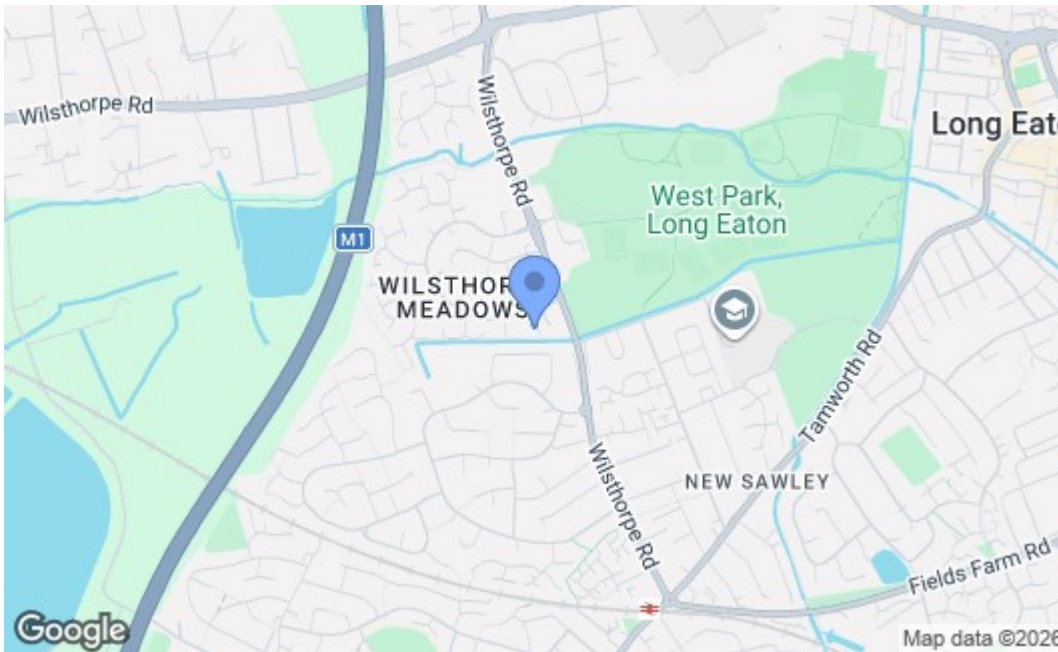
Any Legal Restrictions – No

Other Material Issues – No





GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.