



Calderdale Drive,
Long Eaton, Nottingham
NG10 3PP

£185,000 Freehold



THIS IS A TWO DOUBLE BEDROOM END PROPERTY POSITIONED IN THE HEART OF THIS MOST POPULAR RESIDENTIAL AREA ON THE OUTSKIRTS OF LONG EATON.

Robert Ellis are pleased to be instructed to market this two double bedroom property which will suit a whole range of buyers, from people buying their first home through to those who might be downsizing from a larger property and looking for a new home which is easily maintained and conveniently located. Over the time the current owners have owned the property they have replaced the boiler and radiators and re-plastered it throughout so all the walls have a smooth finish and they are in the process of decorating the rooms as people will see when they view this lovely home. The property is well placed for easy access to all the local amenities and facilities provided by the immediate surrounding area and to excellent local transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations with the front being relieve by panelling under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits from having a newly fitted hydrogen compatible gas central heating boiler and double glazing. Being entered through the front door the accommodation includes a reception hall, a lounge/sitting room from which there are stairs taking you to the first floor and there is a door leading into the well fitted kitchen which has ranges of wall and base units and from the kitchen there is a door leading out to the rear garden. To the first floor the landing leads to the two double bedrooms and the fully tiled bathroom which has a shower over the bath. Outside there is a lawned garden at the front with the gardens extending down the right hand side of the house to the rear where there is a patio and lawn with the rear garden being kept private by having fencing to the boundaries. With the property having the additional garden to the right hand side, there is the potential to either extend the property, if this was a requirement of a new owner and subject to obtaining the necessary permissions, or to place a large shed or similar outbuilding at the side of the house to provide additional storage space. There is also a garage situated in the block of garages to the right of the property which benefits from having power and lighting.

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 is a local shop on the Dales Estate and a Sainsbury's convenience store on Tamworth Road. If required there are schools for all ages within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, walks in the surrounding open space which can take you to Breaston and other areas and the transport links include junctions 24 and 25 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.



UPVC front door with an inset arched panel with the house number inset, opaque double glazed window to the side leading to:

Reception Hall

Opaque glazed internal window to the lounge and laminate flooring that extends through into:

Lounge/Sitting Room

15' x 11'8 approx (4.57m x 3.56m approx)

Double glazed window to the front, stairs leading to the first floor, laminate flooring and a radiator.

Dining Kitchen

11'9 x 8'6 approx (3.58m x 2.59m approx)

The kitchen is fitted with cream units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and a four ring hob set in a work surface which extends to three sides and has space and plumbing for an automatic washing machine, cupboards and drawers beneath, oven with cupboards above and below, matching eye level wall cupboards, hood to the cooking area, tiles to the work surface areas, space for an upright fridge/freezer, radiator, double glazed window to the rear and half double glazed door leading out to the rear garden.

First Floor Landing

Hatch to the loft and doors to:

Bedroom 1

11'10 x 10'7 approx (3.61m x 3.23m approx)

Double glazed window to the front and a radiator.

Bedroom 2

11'10 x 8'6 approx (3.61m x 2.59m approx)

Double glazed window to the rear, radiator and the boiler is housed in a built-in airing/storage cupboard.

Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with chrome hand rails and an electric shower over, low flush w.c. and a pedestal wash hand basin, double mirror fronted cabinet to the wall by the sink, chrome ladder towel radiator and an opaque double glazed window.

Outside

At the front of the property there is a lawned area with bushes to the front and right hand side, there is a path leading to the front door, low level fencing to the right and front boundary and to the right of the house there is fencing.

To the immediate rear of the house there is a patio leading onto a lawned garden where there is a barked area at the bottom of the garden and there is also a shed. The garden provides a lovely space to sit and enjoy outside living and has fencing to three sides and an outside tap is provided.

Garage

16' x 8' approx (4.88m x 2.44m approx)

The garage is positioned in a courtyard almost adjacent to the property and it has an up and over door to the front and power points and lighting is provided.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second mini island turn right onto Dovedale Avenue, fourth right onto Wharfedale Road and first right onto Calderdale Drive following the road around to the left where the property can be found at the head of the cul-de-sac

7445AMMP

Council Tax

Erewash Borough Council Band A





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales 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.