



Eaton Grange Drive,  
Long Eaton, Nottingham  
NG10 3QE

**Price Guide £540-550,000**  
**Freehold**



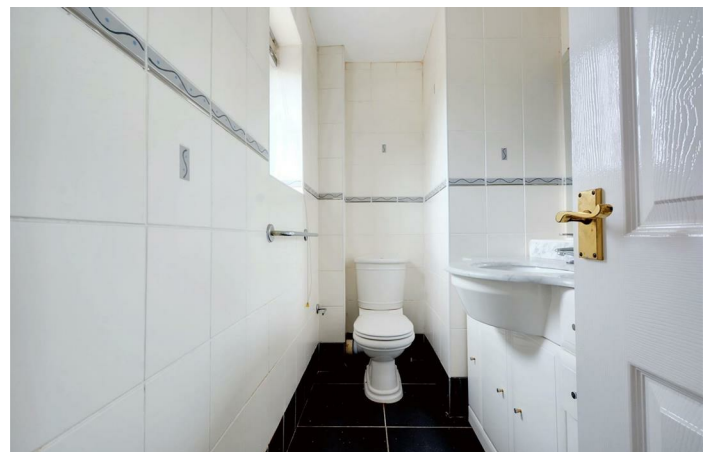


BEING SITUATED AT THE HEAD OF A QUIET CUL-DE-SAC ON A LARGE PLOT, THIS FOUR BEDROOM DETACHED HOME ALSO BENEFITS FROM HAVING THREE LARGE BASEMENT ROOMS AND A DOUBLE DETACHED BRICK GARAGE.

Being situated at the end of Eaton Grange Drive, this double fronted four bedroom detached property provides a lovely home which is ready for immediate occupation. The property has been recently re-decorated throughout and has had new carpets fitted and for the size of the accommodation which includes the three basement rooms and privacy of the large rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is include din this lovely home for themselves. The property also benefits from having a detached double garage positioned to the right hand side with a block paved driveway at the front which provides off road parking for several vehicles.

The property was originally built by Westerman Homes and is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned and extended accommodation derives all the benefits of having gas central heating and double glazing. In brief the house includes a reception hall with a ground floor w.c. off, a large lounge, from which there are double opening French doors leading into the garden/sitting room positioned at the rear, there is a separate dining room and a well fitted kitchen which has extensive ranges of wall and base units and integrated appliances and from the kitchen there are stairs leading to the three room basement which provides an ideal area to have a gym, workshop or possibly create further accommodation, or simply use as a storage area. To the first floor the landing leads to the four bedrooms, three of which have ranges of wardrobes and the main bedroom has an en-suite shower room and there is the family bathroom with a mains flow shower system over the P shaped bath. Outside there is a double brick built garage positioned to the right of the house with a block paved driveway and a raised garden area at the front and at the rear a long, mature garden which with some further landscaping will provide several places for owners and friends to sit and enjoy outside living.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent state and independent 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 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 which provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Open porch with an outside light leading through a stylish composite front door which has two inset opaque double glazed panels to:

## Reception Hall

Stairs with balustrade leading to the first floor, two wall lights, dado rail to the walls and Georgian glazed doors leading to the lounge, dining room and kitchen.

## Ground Floor w.c.

Having a white low flush w.c. with a concealed cistern and hand basin with mixer tap with double cupboard beneath, fully tiled walls, opaque double glazed leaded window, ladder towel radiator and tiled flooring.

## Lounge/Sitting Room

23'2 x 11'8 approx (7.06m x 3.56m approx)

Double glazed leaded window with fitted vertical blinds to the front, feature stone flame effect wall mounted electric fire, cornice to the wall and ceiling, two radiators, fitted unit for a TV with cupboards and shelving above the TV position and a low level cupboard and drawer below, double glazed French doors with vertical blinds and glazed matching side panels leading into the garden room.

## Dining Room

11'9 x 9'2 approx (3.58m x 2.79m approx)

Double glazed leaded window with fitted vertical blind to the front, radiator and cornice to the wall and ceiling.

## Kitchen

16'8 x 8'4 approx (5.08m x 2.54m approx)

The kitchen is fitted with cream Shaker style units having brushed stainless steel fittings and includes a double bowl sink with a mixer tap and a five ring Neff hob set in a work surface which extends to three sides, having cupboards, drawers, spaces for an automatic washing machine and dishwasher, three ovens and further wide drawers below, matching eye level wall cupboards and display cabinets with glazed shelving and lighting and lighting beneath the wall cabinets, panelling to the walls by the work surface areas and a back plate and Neff hood with pelmet to the cooking area, integrated upright fridge/freezer, pull out racked storage unit with shelved cupboard above and an upright broom/hover storage cupboard, recessed lighting to the ceiling, double glazed window with fitted vertical blinds to the rear, Kardean style flooring, a double glazed door leading to the garden room and a door to the basement.

## Garden Room

17'9 x 12'3 approx (5.41m x 3.73m approx)

This large extension at the rear of the property has double glazed, double opening sliding doors with double glazed matching side panels leading out to the rear garden with a full height door with double glazed windows to either side, all with fitted blinds leading out to the side of the garden room, lantern style window and recessed to the ceiling, Kardean style flooring, two vertical radiators and power points for a wall mounted TV.

## Basement

The basement has three large rooms, all with power points and lighting.

## Room 1

16'7 x 11'8 approx (5.05m x 3.56m approx)

Power points and lighting provided.

## Room 2

16'7 x 8'6 approx (5.05m x 2.59m approx)

Eye level window, power points and lighting and a storage cupboard beneath the stairs.

## Room 3

20'6 x 11'9 approx (6.25m x 3.58m approx)

Power points and lighting and an extractor fan.

## First Floor Landing

The landing has a radiator, hatch to the loft, dado rail to the walls and an airing/storage cupboard with a radiator.

## Bedroom 1

13'2 to 10'3 x 11'10 approx (4.01m to 3.12m x 3.61m approx)

The main bedroom has a leaded double glazed window to the front, drawers and glazed shelving to either side of the bed position with cupboards over with an upright shelved cupboard to the right hand side and there is a range of wardrobes to a second wall with the two centre doors having glazed panels inset and the wardrobes provide hanging space and shelving, fitted dressing table with drawers under and a mirror with lights to the wall above with cupboards over and a radiator.

## En-Suite

The en-suite to the main bedroom has a shower with a mains flow shower system, tiling to two walls, a glazed pivot door and protective screen, hand basin with mixer tap set in a surface with a mirror to the wall above and cupboards and drawers below, low flush w.c., fully tiled walls and tiled flooring and an opaque double glazed leaded window.

## Bedroom 2

12' x 12' approx (3.66m x 3.66m approx)

Double glazed leaded window with fitted blind to the front, wardrobes to either side of the bed position with cupboards over and a radiator.

## Bedroom 3

8'4 x 7'7 plus wardrobes approx (2.54m x 2.31m plus wardrobes approx)

Double glazed window with roller blind to the rear, radiator, range of wardrobes to one wall which provide hanging space and shelving.

## Bedroom 4

8'9 x 8'6 approx (2.67m x 2.59m approx)

Double glazed window to the rear and a radiator.

## Bathroom

The main bathroom is fully tiled and has a white suite including a P shaped bath with an Aqualisa mains flow shower over, central mixer taps and a protective glazed screen, pedestal wash hand basin with mixer tap and a low flush w.c., radiator, tiled flooring and an opaque double glazed window with fitted blind.

## Outside

To the right hand side of the property there is a block paved drive which leads to the double detached garage and the drive provides off road parking for several vehicles with the block paving extending across the front of the house with steps leading to a raised pebbled garden area which has mature planting with an Acer tree, hydrangea, rose bushes and there is a curved wall to the front boundary.

The rear garden is an important feature of this lovely home and with further landscaping will provide several areas to sit and enjoy outside living. To the immediate rear of the house there is a slabbed patio area and a lawn with path leading along the side of the garage to a summerhouse which has a shed at the rear and from this garden area there are steps leading down to further areas within the garden where there are patio/seating areas and mature planting with the garden being kept private by having fencing to the right hand boundary and a hedge to the left. There is an outside tap, external lighting and power points are provided.

## Garage

17'8 max x 19' approx (5.38m max x 5.79m approx)

The detached brick garage has a pitched tiled roof and an electrically operated roller door to the front and UPVC door with inset glazed panel to the side, power and lighting will be provided in the garage and there is storage in the roof space.

## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and onto Wilsthorpe Road where Eaton Grange can be found as the first turning after the pub on the left hand side.  
8084AMMP

## Council Tax

Erewash Borough Council Band E

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband –

Broadband Speed -

Phone Signal –

Sewage – Mains supply

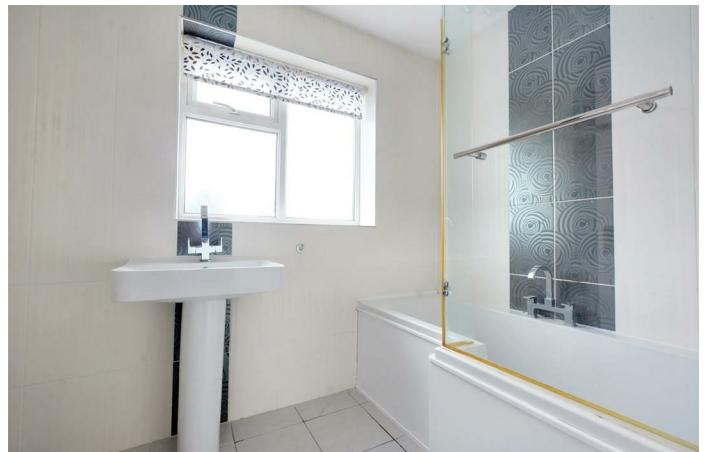
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

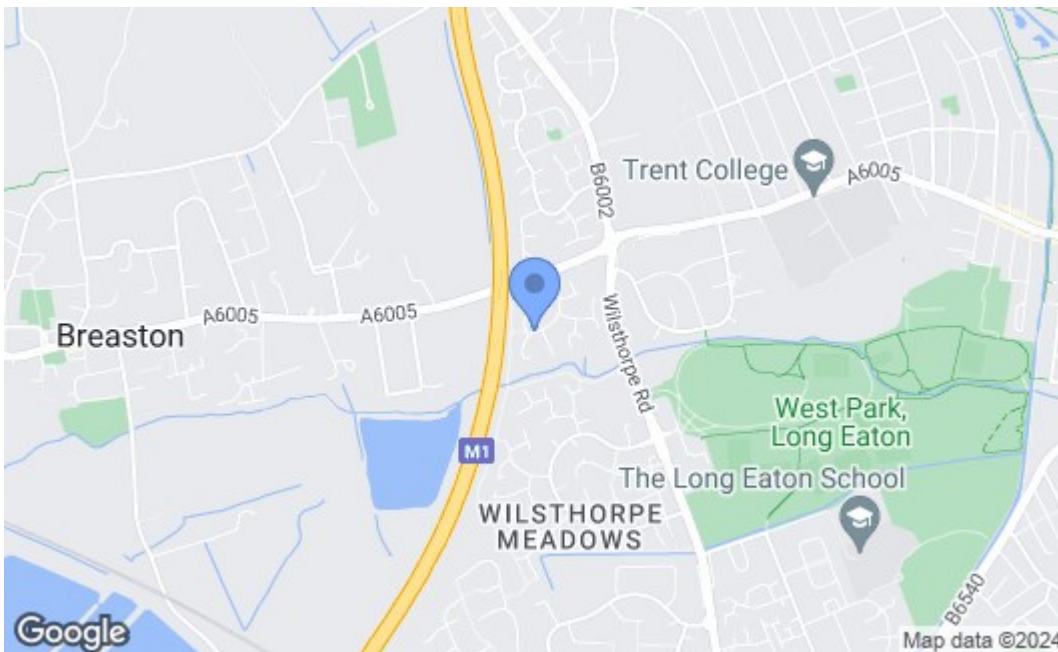
Non-Standard Construction – No

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			
		77	84
<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.