



Blake Court,  
Long Eaton, Nottingham  
NG10 3PZ

**£340,000 Freehold**



A FOUR BEDROOM DETACHED FAMILY HOME PROVIDING SPACIOUS AND WELL PRESENTED ACCOMMODATION THROUGHOUT.

Robert Ellis are delighted to offer to the market this beautifully presented four-bedroom detached home offering the perfect setting for family living. The property boasts an integral garage and ample off-road parking, ensuring convenience and ease of access. You'll be impressed as soon as you step inside to discover a recently upgraded kitchen, thoughtfully designed with modern living in mind. It features high-quality built-in appliances, including a dishwasher, microwave and a five-ring gas hob, as well as a convenient boiling water tap, ideal for busy mornings. The adjacent separate utility room offers additional space for laundry and provides direct access to the garage. The ground floor also includes a spacious living area, a dining area to the kitchen which opens out into the rear garden, and a convenient downstairs WC.

To the first floor the master bedroom also benefits from an en-suite bathroom. Three additional well proportioned bedrooms share a family bathroom, making this home ideal for growing families. Set within a popular location, this property offers a peaceful environment while being close to local amenities and schools as well as great access to the train station.

The property is found within a few minutes drive of the Asda and Tesco superstores along with numerous other retail outlets found on Long Eaton high street, there are schools for all ages, healthcare and sports facilities and excellent transport links including J25 of the M1, Long Eaton station is a short walk away and the A52 provides direct access to Nottingham and Derby. Contact the office to make your appointment to view today.



### Entrance Hall

Double glazed door to the front, tiled flooring, stairs to the first floor, radiator, spotlights to the ceiling and understairs storage cupboard.

### Cloaks/w.c.

Low flush w.c., double glazed window to the front, wash hand basin, radiator, part tiled walls and tiled flooring.

### Lounge

10'7 x 12'4 approx (3.23m x 3.76m approx)

Double glazed window to the front, radiator and coving to the ceiling.

### Kitchen Diner

22'8 x 8'4 approx (6.91m x 2.54m approx)

Double glazed window and French doors to the rear, range of matching wall and base units with inset sink and drainer, integrated electric oven and microwave, five ring gas hob with extractor over, LVT flooring, integrated fridge freezer, coving to the ceiling and two vertical radiators.

### Utility Room

Window to the side, sink, door to the garage and part tiled walls.

### First Floor Landing

Double glazed window to the side, loft access hatch and doors to:

### Bedroom 1

9'6 x 12'4 approx (2.90m x 3.76m approx)

Double glazed window to the front, wooden flooring and coving to the ceiling. Door to:

### En-Suite

Window to the side, low flush w.c., vanity wash hand basin, double shower cubicle with a wall mounted mains shower.

### Bedroom 2

8'11 x 8'5 approx (2.72m x 2.57m approx)

Double glazed window to the rear, radiator and wooden flooring.

### Bedroom 3

7'11 x 9'7 approx (2.41m x 2.92m approx)

Double glazed window to the front, radiator and wooden flooring.

### Bedroom 4

6'7 x 8'7 approx (2.01m x 2.62m approx)

Double glazed window to the rear, radiator and wooden flooring.

### Bathroom

Double glazed window to the rear, low flush w.c., vanity wash hand basin, panelled bath, part tiled walls and wall mounted chrome heated towel rail.

### Outside

To the front of the property there is a block paved driveway with access to the garage and off road parking.

To the rear there is a lawned garden with a patio area, shrubs to the borders and fencing to the boundaries.

### Garage

Up and over door to the front and door to the utility room.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. Continue over the two mini islands and turn right into Ruskin Avenue, left into Darwin Road, right into Elgar Drive and Blake Court can be found as a turning on the left.

8140AMCO

### 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 80mbps

Ultrafast 1000mbps

Phone Signal – Three, O2, Vodafone, EE

Sewage – Mains supply

Flood Risk – No, surface water very low

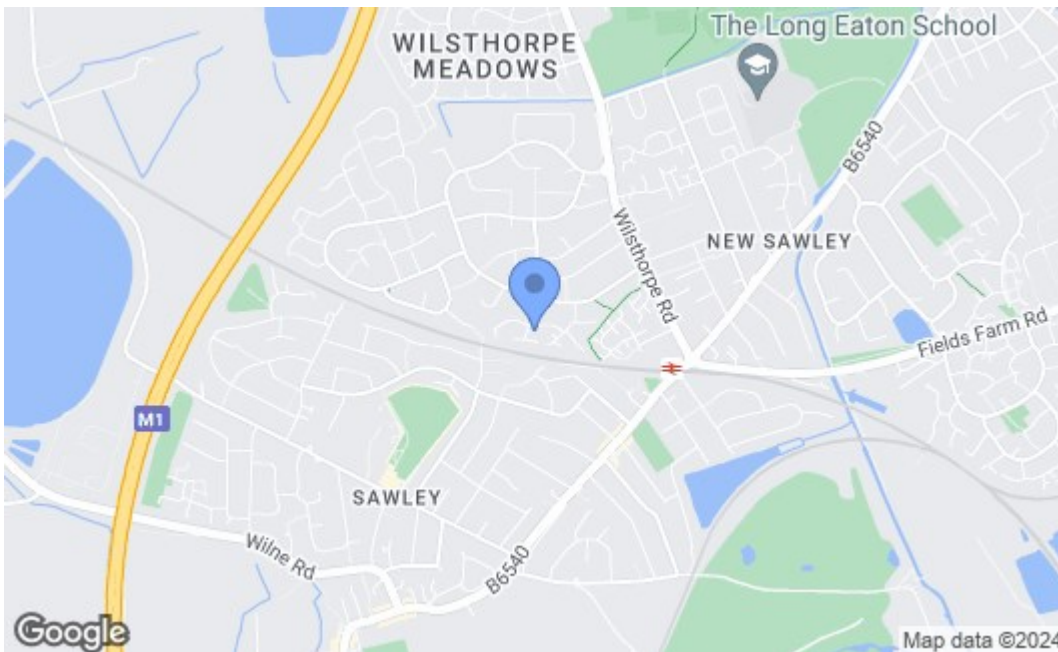
Flood Defenses – No

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.