Robert Ellis

look no further...







Belvoir Close,
Long Eaton, Nottingham
NG10 1NW

Guide Price £300-325,000

Freehold

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A SPACIOUS MODERN THREE BEDROOM FAMILY HOME ON A GENEROUS CORNER PLOT IN QUIET CUL-DE-SAC IN FIELDS FARM

Situated within a quiet cul-de-sac on the ever-popular Fields Farm Estate, this spacious three bedroom detached home offers stylish and modern accommodation throughout and is ready for immediate occupation. Occupying a substantial corner plot, the property provides an excellent opportunity for families seeking both comfortable living space and future potential. Beautifully presented and well maintained, the property benefits from gas central heating and double glazing throughout, with bright and versatile accommodation ideal for modern family life. The generous plot offers fantastic scope to extend to both the side and rear, subject to the necessary planning permissions, making this an exciting long-term opportunity for growing families. Externally, the property enjoys ample outdoor space with gardens wrapping around the plot, whilst its tucked away position within this desirable residential location offers a peaceful setting with excellent access to local schools, amenities and transport links. A fantastic opportunity to acquire a modern detached family home with huge potential in a highly sought-after location.

Entering into the welcoming hallway, doors lead to the convenient downstairs W.C. and through to the spacious open plan dual aspect lounge, a beautifully bright living space enhanced by French doors opening directly onto the rear garden, creating a wonderful connection between indoor and outdoor living. The contemporary kitchen is stylishly fitted with a range of modern units and integrated appliances, perfectly suited for modern family life, whilst a separate utility room adds further practicality. The original garage has been thoughtfully converted into a versatile additional reception room currently used as a dining room, although equally ideal as a home office, gym, playroom or snug, offering excellent flexibility to suit a variety of lifestyles. To the first floor, the attractive U-shaped staircase leads to three well proportioned double bedrooms and a contemporary shower room finished to a high standard. Occupying a generous corner plot, the property enjoys excellent outside space with a driveway and lawned garden to the front. To the rear is a private enclosed garden featuring a well maintained lawn, garden shed and raised decking area, ideal for alfresco dining, entertaining and relaxing during the warmer months.

The property is within easy reach of Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, healthcare and sports facilities and transport links include J25 of the M1, East Midlands Airport, Long Eaton train station which is only a few minutes walk from the property and the A52 to Nottingham and Derby. Contact the office to make your appointment to view today.





Entrance Hall
6'7 x 2'9 approx (2.01m x 0.84m approx)
Composite front door with inset glazed panels, grey laminate flooring, double radiator, ceiling light, doors to:

Cloaks/w.c.
2'9 x 6'6 approx (0.84m x 1.98m approx)
Obscure UPVC double glazed window to the front, ceiling light, tiled walls, double radiator, low flush w.c., wall mounted wash hand basin with mixer tap and shelved alcove for storage.

Open Plan Lounge
22'3 x 13' approx (6.78m x 3.96m approx)
UPVC double glazed bay window to the front and UPVC double glazed French doors to the rear, grey laminate flooring, recessed LED ceiling spotlights, TV and telephone points, gas fireplace, two double radiators, alcove by the stairs which could be used as a study area, stairs to the first floor and door to:

Kitchen
9'3 x 9'7 approx (2.82m x 2.92m approx)
UPVC double glazed window to the rear, tiled floor, archway to the utility, ceiling light. The kitchen was replaced in 2009 and comprises of a mix of black and white gloss wall, drawer and base units to four walls with roll edged laminate work surface over, composite black sink and drainer with swan neck mixer tap, tiled splashbacks, dishwasher, five ring gas burner with Neff extractor over, integral oven, plinth heater and integral fridge and freezer.

Utility Room
8'2 x 4'4 approx (2.49m x 1.32m approx)
UPVC double glazed window and door with inset obscure glazed panel to the rear, tiled floor, modern white gloss base units with space for a washing machine and black gloss wall cupboard, the boiler was installed in 2013 and serviced 2025.

Dining Room
15'8 x 7'6 approx (4.78m x 2.29m approx)
UPVC double glazed window to the front, grey laminate flooring, ceiling light and double radiator. This room could also be used as a home office or separate play room.

First Floor Landing
5'9 x 9'2 approx (1.75m x 2.79m approx)
With a U shaped staircase, carpeted flooring, ceiling light and doors to:

Bedroom 1
9' x 12'9 approx (2.74m x 3.89m approx)
UPVC double glazed window to the rear, laminate flooring, double radiator, ceiling light, built-in fitted wardrobes, storage over the bed position and bedside tables, loft access hatch.

Bedroom 2
10' x 9'2 approx (3.05m x 2.79m approx)
UPVC double glazed window to the rear, laminate flooring, ceiling light, double radiator and sliding door wardrobes.

Bedroom 3
9'4 x 9' approx (2.84m x 2.74m approx)
UPVC double glazed window to the front, white laminate flooring, ceiling light and double radiator.

Shower Room
9'2 x 6' approx (2.79m x 1.83m approx)
Obscure UPVC double glazed window to the front, tiled flooring, recessed LED ceiling spotlights, double radiator, unit with acrylic doors encompassing a low flush w.c. and standing sink basin with mixer tap with storage cupboards below, work surface, tiled walls, enclosed corner shower cubicle with mains fed shower and a standing storage cupboard.

Outside
The property is sat on a large corner plot, tucked away in a quiet cul-de-sac on the Fields Farm estate, there is a drive providing parking for two vehicles and a large lawned garden sweeping from the front to the side.

To the rear there is a large raised decked area, lawned garden with shed and decking to the side and rear boundaries. The garden is fully enclosed with a gate to the side.

Directions
Proceed out of Long Eaton along Main Street and at the Tappers Harker island continue straight over and onto Fields Farm Road. Turn left onto Bosworth Way, right into Bakewell Road, right into Belvoir Close and right again into the cul-de-sac where the property can be found on the right as identified by our 'for sale' board. 9312JG

Council Tax
Erewash council tax Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 6mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – Vodafone, 02, Three, EE
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



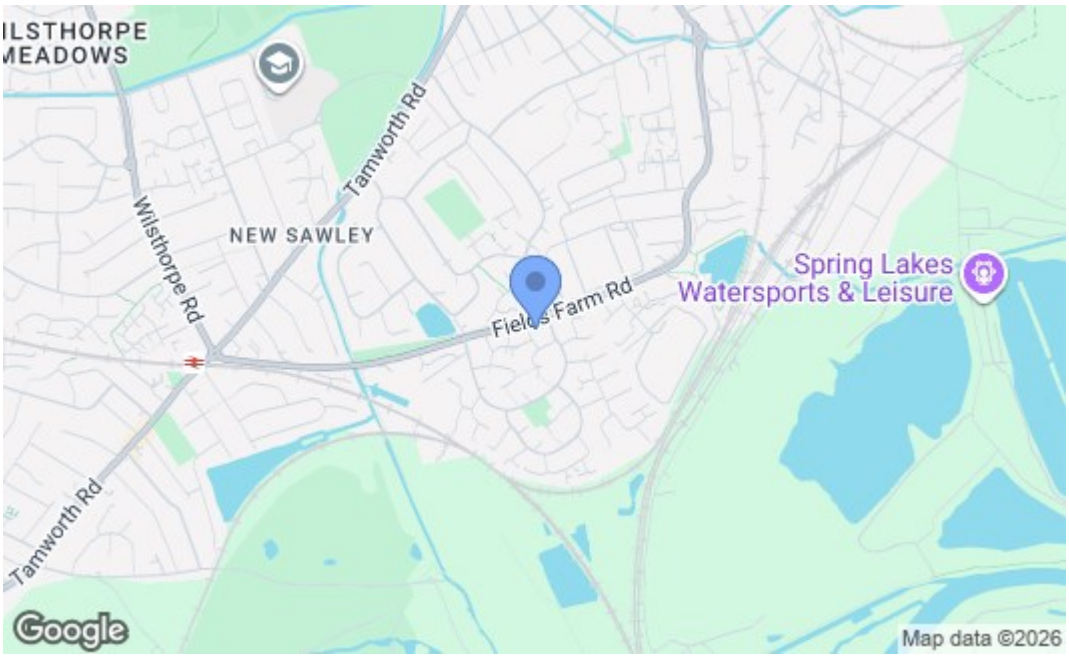


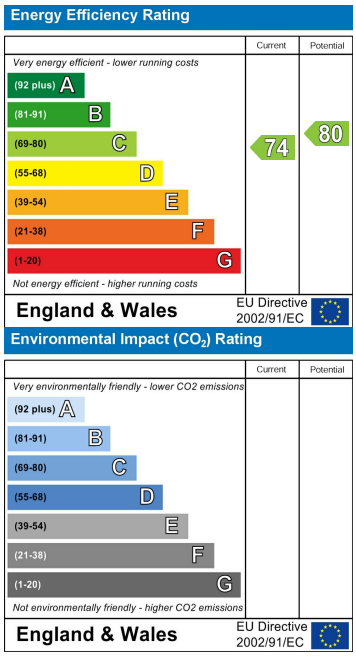












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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