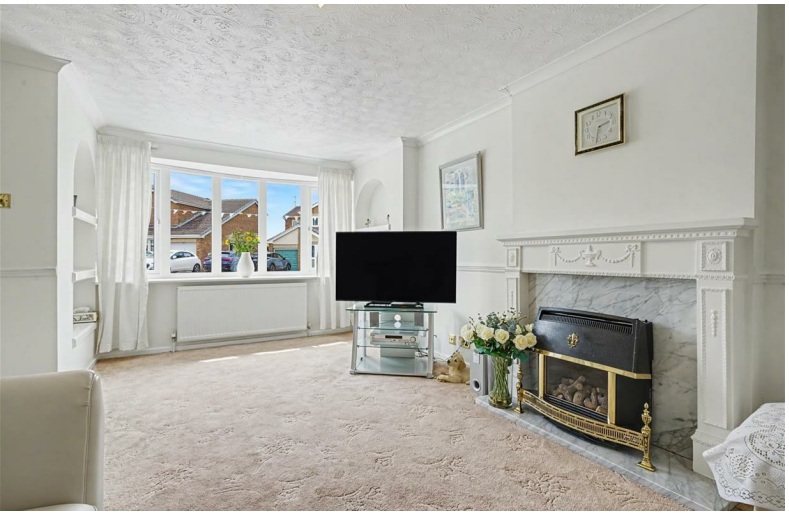
Robert Ellis

look no further...



Ellis Close,
Long Eaton, Nottingham
NG10 3NT

O/O £375,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME SITUATED ON THE SOUGHT AFTER PARKLANDS ESTATE, OFFERING MODERN ACCOMMODATION, A STUNNING LANDSCAPED GARDEN AND AN EXCELLENT POSITION.

Robert Ellis are delighted to bring to the market this impressive detached home, positioned within the highly desirable Parklands Estate on Ellis Close. Having been tastefully improved by the current owners, the property offers spacious and contemporary accommodation throughout, making it an ideal purchase for a growing family. An internal viewing is highly recommended to fully appreciate the quality, presentation and lifestyle this outstanding family home has to offer.

The accommodation comprises a welcoming entrance hallway, a generous lounge and a separate second reception room, providing flexible living space for entertaining, family life or working from home. To the rear of the property is a recently refitted modern kitchen, fitted with a range of contemporary units, integrated appliances and a five ring induction hob, creating a superb space for those who enjoy cooking. The ground floor is further enhanced by a conservatory with a glass roof, providing an additional reception area with views and access into the rear garden. There is also the convenience of a ground floor WC.

To the first floor are four well proportioned double bedrooms, with the principal bedroom benefitting from an en-suite shower room, together with a family bathroom. Externally, the property enjoys a beautifully designed Mediterranean-style rear garden, offering a private and low maintenance outdoor space that is perfect for al fresco dining, entertaining guests or simply relaxing during the warmer months. To the front, there is off road parking leading to an integral garage, providing further parking and storage. Situated on the ever popular Ellis Close, the property is conveniently located for local schools, amenities and excellent transport links.

The property is situated within easy access to all the amenities and facilities provided by Long Eaton which include the Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets found along the high street, there are schools for all ages, healthcare and sports facilities including West Park Leisure Centre and the excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby.

Entrance Hall
Double glazed door to the front, laminate flooring, radiator, door to the garage and doors to:

Cloaks/w.c.
Vanity wash hand basin, low flush w.c., tiled floor and walls, double glazed window to the side.

Lounge
18'6 x 11'3 approx (5.64m x 3.43m approx)
Double glazed window to the front, coving, gas fire, hearth and mantle.

Dining Room
7'8 x 11'5 approx (2.34m x 3.48m approx)
Sliding double glazed patio doors to the conservatory, radiator.

Conservatory
9'3 x 9'10 approx (2.82m x 3.00m approx)
Glass roof, double glazed windows surrounding with fitted blinds and double glazed French doors to the rear garden.

Kitchen
15'5 x 7'7 approx (4.70m x 2.31m approx)
Double glazed window to the rear, range of wall and base units with work surfaces over, inset sink and drainer, five ring induction hob, integrated Stoves gas double oven, integrated microwave, integrated fridge freezer, integrated dishwasher, vertical radiator and double glazed door to the rear.

First Floor Landing
Loft access hatch and double glazed window to the side.

Bedroom 1
14'2 max x 11'5 max approx (4.32m max x 3.48m max approx)
Double glazed box bay window to the front, radiator, fitted wardrobes and door to:

En-Suite
Double glazed window to the side, panelled bath, low flush w.c. and wash hand basin.

Bedroom 2
8'1 x 9'1 approx (2.46m x 2.77m approx)
Double glazed window to the rear, radiator, fitted wardrobes.

Bedroom 3
10'6 x 8'3 approx (3.20m x 2.51m approx)
Double glazed window to the rear, fitted wardrobes with overhead storage and downlights, radiator.

Bedroom 4
8'4 x 9'2 approx (2.54m x 2.79m approx)
Double glazed window to the front, fitted wardrobes with overhead storage, radiator.

Shower Room
Double glazed window to the rear, wash hand basin, double shower cubicle with wall mounted shower having a rainwater shower head and hand held shower, low flush w.c., fully tiled walls, tiled floor and feature towel radiator.

Outside
To the front of the property there is off road parking.

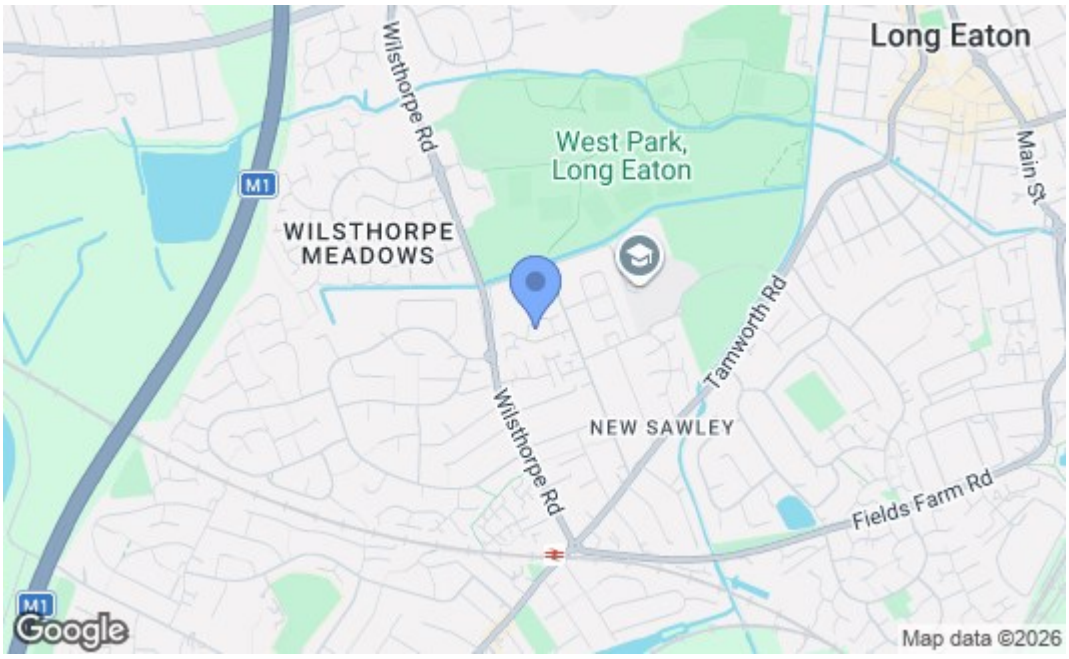
There is a mediterranean style rear garden with a lawned garden, two patio areas, panelled fencing to the boundaries, mature shrubs to the borders, outside tap, power point and garden shed (6' x 8') with power.

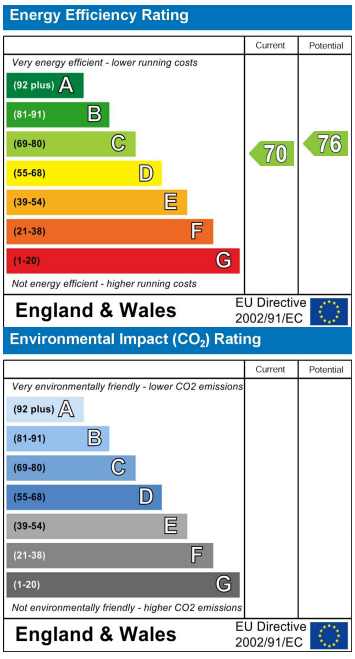
Garage
Integral single garage with electric roller door to the front, personnel door into the hallway, light and power., cold water tap and plumbing for a washing machine and tumble dryer.

Directions
Proceed out of Long Eaton along Tamworth Road and after passing the canal bridge turn right into Hawthorne Avenue and continue along turning right into Vyse Drive and right again into Ellis Close.
9457CO

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 8mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, 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





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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