



Tudor Close,
Long Eaton, Nottingham
NG10 1NF

O/O £350,000 Freehold

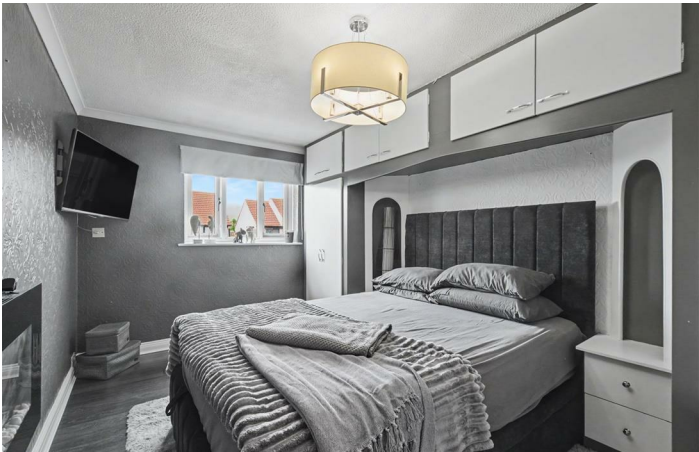


A PROPERTY THAT WILL CERTAINLY IMPRESS, THE OPEN PLAN LIVING AREA IS EXCEPTIONAL WITH GREAT ATTENTION TO DETAIL AND FINISHED TO A HIGH SPECIFICATION.

Robert Ellis are delighted to market this great property, this will appeal to a variety of buyers especially those looking for a contemporary living space ideal for family time and entertaining. The feature lighting, vaulted ceiling make this home a space to be proud of.

The property occupies a double width plot, has been extended to the side and rear and has five bedrooms and a family bathroom to the first floor. There is a driveway and single garage to the front and generous garden to the rear with multiple seating areas.

The property is only a few minutes walk away from the town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools within easy reach, 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 which can be reached by the Skylink bus which takes you to Castle Donington and the 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.



Entrance Porch

Composite entrance door, window pane to the apex with fixed obscure light panels, vaulted ceiling with feature light, wood effect LVT flooring and glazed door to:

Entrance Hall

Stairs to the first floor with feature step lights, continuation of the wood effect LVT flooring, wall mounted electric heater, storage cupboard, panelled glazed door to:

Open Plan Living, Dining, Kitchen Area

Living & Dining Area

31'8" x 12'2" approx (9.65m x 3.71m approx)

Wood effect LVT flooring with underfloor heating which continues through the whole open plan area, wall mounted storage cupboards with quartz work surfaces and plinth lighting, LED lighting, wood panelling to the wall, UPVC double glazed window to the front, feature black panelling, ceiling spotlights, suspended ceiling with recessed LED lighting, exposed painted steel work, two Velux windows, log burning stove sat upon a glass base, black bi-fold doors opening to the garden.

Kitchen Area

28'10" x 9'6" approx (8.79m x 2.90m approx)

With a mix of matt black wall, base and drawer units with black quartz work surfaces over, matching black quartz island with a Neff induction hob with built-in extractor, sink with draining grooves and a multi boiling tap, AEG electric oven, AEG combination oven, appliances garage with pocket doors and power and light, plinth lighting, feature drop down lights, integrated AEG dishwasher, Neff fridge freezer, black personnel door to the garage, door to:

Cloaks/w.c.

Vanity wash hand basin with black tap, low flush w.c., LED lighting, continuation of the LVT flooring.

First Floor Landing

Loft access hatch and doors to:

Bedroom 1

14'0" x 8'11" approx (4.29m x 2.72m approx)

UPVC double glazed window to the front, built-in wardrobes, coving, black wood effect LVT flooring, wall mounted electric fire.

Bedroom 2

8'11" x 9'8" approx (2.73m x 2.95m approx)

UPVC double glazed window to the rear, wood effect LVT flooring, panelled heater, dado rail.

Bedroom 3

6'0" x 10'7" approx (1.84m x 3.23m approx)

UPVC double glazed window to the front, coving, storage cupboard over the stairs.

Bedroom 4

12'7" x 7'11" approx (3.84m x 2.43m approx)

UPVC double glazed window to the rear, wall mounted electric fire, black wood effect LVT flooring, coving.

Bedroom 5

12'6" x 7'10" approx (3.82m x 2.41m approx)

UPVC double glazed window to the front, wood effect LVT flooring, coving.

Bathroom

6'6" x 6'1" approx (1.99m x 1.86m approx)

Obscure UPVC double glazed window to the rear, three piece white suite comprising of a Jacuzzi bath with screen and rainwater shower head over, circular wash hand basin, low flush w.c., ceiling spotlights, extractor fan, tiled walls, electric towel rail.

Outside

Benefiting from being on a double width plot, there is a block paved drive to the front providing off road parking and access to the single integral garage, external lighting and wooden gate to the rear.

The rear garden is fully enclosed and offers excellent privacy and has raised beds, laid to lawn area and multiple seating areas, paved areas, covered seating area, power and light.

Garage

8'5" x 12'2" approx (2.57m x 3.71m approx)

Single garage with up and over door, power and light.

Directions

Proceed out of Long Eaton along Derby Road and turn right in to Cranmer Street. Proceed along and turn right in to Olive Avenue and then right again into Tudor Close where the property is found at the head of the cul-de-sac as identified by our for sale board. 9444MH

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 55mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

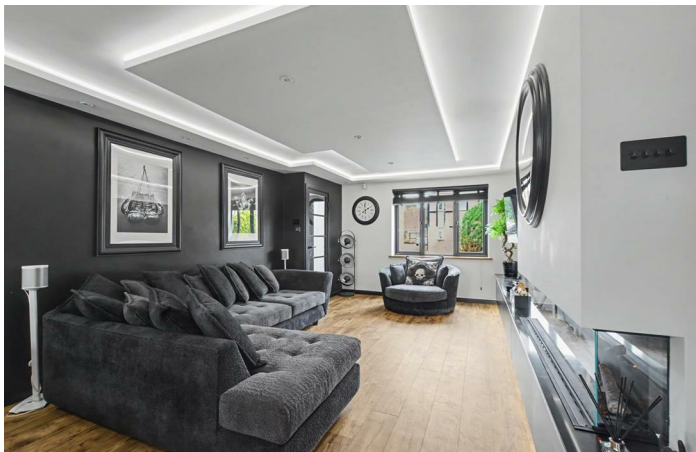
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	42	
(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.