Robert Ellis

look no further...







Fosbrooke Drive,
Long Eaton, Nottingham
NG10 1HJ

£310,000 Freehold

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WELL PRESENTED SPACIOUS PROPERTY LOCATED AT THE END OF A QUIET CUL DE SAC ON THE POPULAR FIELDS FARM RESIDENTIAL DEVELOPMENT IN LONG EATON.

The entrance hallway has stairs rising to the first floor and door leading to the living room. The dual aspect living room is a good size and has patio doors opening to the south facing rear garden. The dining room opens to the kitchen and has a personnel door leading to the integral garage. The kitchen is modern fitted and benefits from integral appliances and leads to a useful utility room.

The first floor landing has doors accessing the four bedrooms and modern fitted shower room. The south facing rear garden is immaculately presented with established borders and seating areas. To the front there is a driveway providing off road parking for two vehicles and access to the single garage.

As well as being within close proximity to the local shops provided by Long Eaton town centre, there are schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks along the Erewash Canal and Trent Lock and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide access to Nottingham, Derby and other East Midlands towns and cities.





Entrance Hall
Composite entrance door with an obscure double glazed light panel within, stairs to the first floor, radiator, wooden flooring, consumer unit, solid oak flooring and oak doors throughout the ground floor.

Living Room
23'7" x 11'11" approx (7.21m x 3.65m approx)
UPVC double glazed window to the front, UPVC double glazed patio doors to the rear, four radiators, recessed log effect fire and oak glazed doors leading into:

Dining Room
11'0" x 11'3" approx (3.37m x 3.45m approx)
Obscure UPVC double glazed panels to the side and rear, oak flooring, radiator, understairs storage cupboard with a light, personnel door into the garage and glazed doors opening into:

Kitchen
7'5" x 13'9" approx (2.27m x 4.21m approx)
UPVC double glazed window to the side, wall, base and drawer units with laminate work surfaces over and matching splashbacks, composite 1½ bowl sink and drainer with chrome mixer tap, space for a Range style cooker with extractor over, breakfast bar area, under cabinet lighting, ceiling spotlights, radiator, dishwasher, integrated fridge, slate tiled floor and door to:

Utility/Lobby
5'11" x 7'9" approx (1.81m x 2.38m approx)
UPVC panel and double glazed door to the rear, matching wall and base units to the kitchen with laminate work surfaces over, composite sink and drainer with a mixer tap, wall mounted boiler housed in a matching cupboard, integrated washing machine, under cabinet lighting, heated chrome towel rail, integrated tumble dryer, integrated freezer, slate tiled floor.

First Floor Landing
With doors to:

Bedroom 1
11'10" x 11'10" approx (3.61m x 3.63m approx)
UPVC double glazed window to the front, fitted bedroom furniture comprising of bedside cabinets, drawers, dressing table and wardrobes with hanging and shelving, storage over the stairs, radiator and door to:

En-Suite
5'7" x 7'11" approx (1.71m x 2.42m approx)
White four piece suite comprising of a pedestal wash hand basin with chrome mixer tap, low flush w.c., bidet, quadrant shower cubicle with mains fed shower with aqua boards, tiled walls and floor, chrome heated towel rail, obscure UPVC double glazed window to the front, ceiling spotlights, extractor.

Bedroom 2
9'1" x 9'3" approx (2.77m x 2.83m approx)
UPVC double glazed window to the rear, radiator, fitted bedroom furniture comprising of bedside cabinets and drawers, wardrobes with hanging and shelving.

Bedroom 3
11'1" x 7'3" approx (3.4m x 2.23m approx)
UPVC double glazed window to the front, fitted bedroom furniture comprising of wardrobes with hanging and shelves and a desk area, radiator.

Bedroom 4
9'10" x 7'2" approx (3.01m x 2.19m approx)
UPVC double glazed window to the rear, radiator, wardrobes with hanging and shelves and a fitted desk.

Shower Room
5'4" x 7'0" approx (1.65m x 2.15m approx)
Obscure UPVC double glazed window to the rear, low flush w.c., pedestal wash hand basin with mixer tap, shower cubicle with aqua board splashbacks and mains fed shower, tiled walls and floor, ceiling spotlights, chrome heated towel rail.

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

To the rear there is a south facing garden with a paved patio seating area, shaped lawn with well established borders having mature bushes and plants, water feature, covered decked seating area, storage shed, water supply and power, external lighting and wooden fence to the boundaries.

Garage/Store
15'6" x 7'6" approx (4.74m x 2.31m approx)
Electric roller shutter door to the front, power, light and shelving.

Agents Notes
There are solar panes to the property which are owned outright.

Directions
Proceed out of Long Eaton along Tamworth Road continuing to the railway station roundabout. Turn left onto Fields Farm Road and take the first left into Bosworth Way. Take the first left into Fosbrooke Drive and continue around to the right where the property can be found on the right.
9484MH

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 6mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Vodafone, Three
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



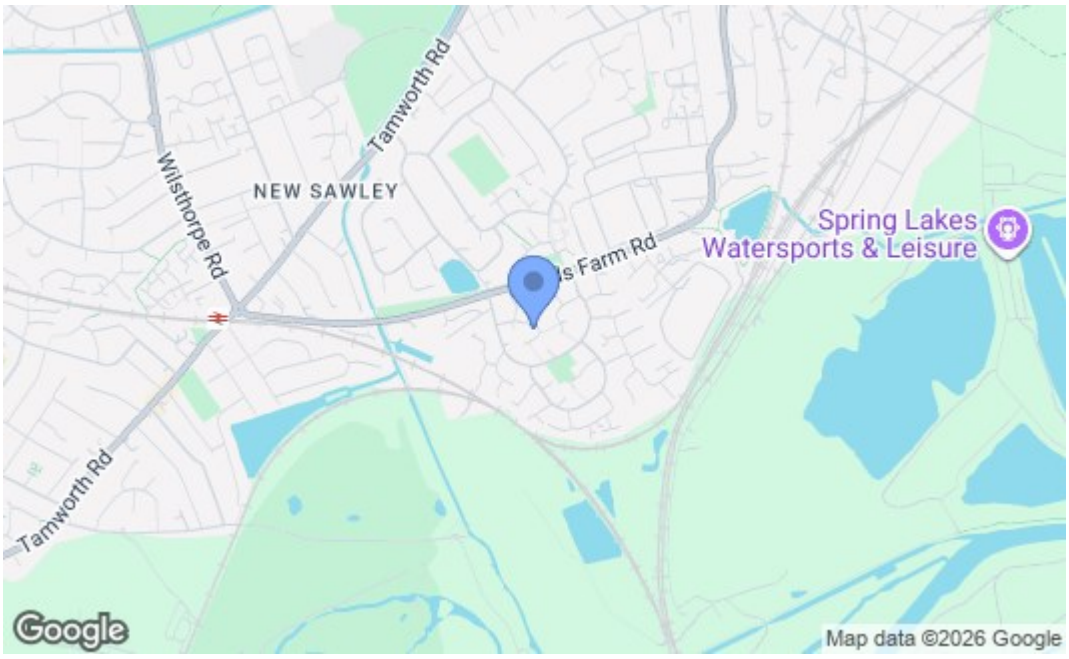


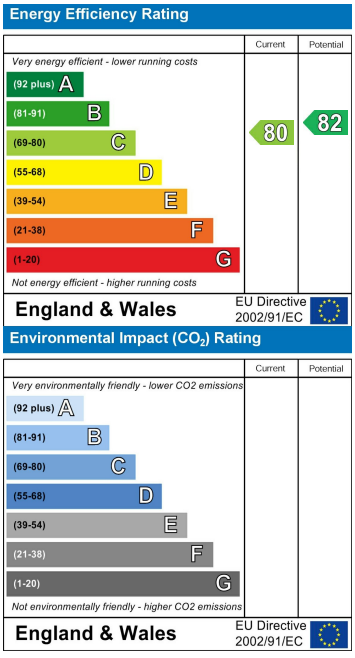












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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