Robert Ellis

look no further...







Kirkdale Gardens,
Long Eaton, Nottingham
NG10 3JA

£325,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea



A WELL PRESENTED FAMILY HOME WITH A TWO STOREY EXTENSION TO THE REAR TO GIVE YOU THE EXTRA SPACE YOU NEED.

The entrance porch leads to the hallway with stairs rising to the first floor and doors leading to the living area and kitchen. The living area is a generous size and has a window to the front and glazed doors opening to the dining area. The modern fitted kitchen is split over two levels and provides enough space for your appliances and is open to the dining area. The dining area has a patio door accessing the conservatory that overlooks the rear garden.

The first floor landing leads to the three bedrooms and modern fitted shower room. The master bedroom will impress due to its size and has an en suite. The driveway to the front provides off road parking and leads to the single detached garage. The good sized rear garden offers excellent privacy and is fully enclosed.

Located on the popular Dales Estate, Kirkdale Road is a pleasant residential street and you'll be within walking distance from local conveniences such as a doctors surgery, a pharmacy and a Tesco Express close by. You'll also be just a short walk to Dovedale Primary and Sawley Junior as well as the excellent Sawley Infants & Nursery School. For older children, Long Eaton Secondary School is less than a mile away. Commuting is no issue with J25 of the M1, A50 and A52 all within easy reach giving access to Nottingham, Derby and other east midlands cities.





Porch
6'3" x 3'8" approx (1.92m x 1.13m approx)
Composite panel and double glazed door to the front with UPVC double glazed windows to the sides, beams to the ceiling, tiled flooring, original timber framed obscure glazed door opening up to:

Entrance Hallway
Stairs to the first floor, radiator, understairs storage cupboard with shelving, doors to the cloaks/w.c., living room and kitchen.

Cloaks/w.c.
2'9" x 5'5" approx (0.86m x 1.66m approx)
Timber framed single glazed obscure window, two piece white suite comprising of a low flush w.c., vanity wash hand basin with chrome mixer tap, tiled splashback, tiled floor, storage cupboard.

Living Area
11'3" x 13'10" approx (3.43m x 4.24m approx)
UPVC double glazed bow window to the front, coving, decorative beams to the ceiling, dado rail, radiator, Adam style fire surround with tiled hearth and decorative tiled insert, electric fire, open to:

Dining Area
10'0" x 10'3" approx (3.06m x 3.14m approx)
UPVC double glazed light panel to the side, coving, decorative beams to the ceiling, dado rail, radiator, glazed doors to:

Kitchen
7'4" x 9'10" approx (2.26m x 3m approx)
UPVC double glazed window to the side, internal window overlooking the dining area, mix of wall, base and drawer units with laminate work surface over, composite 1½ bowl sink and drainer with chrome mixer tap and tiled splashback, integrated stainless steel four ring gas hob with stainless steel extractor over, integrated single electric oven, plumbing and space for a washing machine and dishwasher, tiled floor, archway with steps down to:

Kitchen Continuation
8'7" x 17'9" approx (2.63m x 5.42m approx)
Panel and double glazed door to the side, UPVC double glazed window to the rear, continuation of the tiled flooring, space for an American style fridge freezer, laminate work surface, space for an under-counter fridge or freezer, space for a tumble dryer, breakfast bar area, wood effect vinyl flooring, radiator, double glazed sliding patio doors to:

Conservatory
7'6" x 9'3" approx (2.29m x 2.82m approx)
UPVC double glazed construction with French doors to the rear, polycarbonate roof, power and light, wood effect laminate flooring, radiator.

First Floor Landing
UPVC double glazed window to the side, coving, doors to the three bedrooms and shower room.

Bedroom 1
19'8" x 11'7" approx (6.01m x 3.54m approx)
UPVC double glazed window to the rear, coving, fitted wardrobes with hanging and shelving, radiator and door to:

En-Suite
5'7" x 5'9" approx (1.72m x 1.77m approx)
Obscure UPVC double glazed window to the rear, three piece suite comprising of a low flush w.c., vanity wash hand basin with chrome mixer tap, shower cubicle with tiled splashbacks and mains fed shower.

Bedroom 2
12'7" x 8'9" approx (3.86m x 2.67m approx)
UPVC double glazed window to the front, radiator, fitted bedroom furniture comprising of cupboards over, wardrobes with shelving rails.

Bedroom 3
8'7" max x 10'5" approx (2.62m max x 3.19m approx)
UPVC double glazed window to the front, radiator, storage cupboard over the stairs housing the central heating boiler.

Shower Room
7'8" x 5'7" approx (2.36m x 1.72m approx)
Obscure UPVC double glazed window to the side, three piece suite comprising of a low flush w.c., vanity wash hand basin with chrome mixer tap and tiled splashbacks, shower cubicle with mains fed shower and tiled splashbacks, ceiling spotlights, chrome heated towel rail, tiled floor.

Outside
To the front of the property there is a shared drive leading to a further driveway providing off road parking, shaped lawned garden with established borders having mature plants and shrubs, gate providing access to the rear.

To the rear there is a paved patio seating area, lawned garden, second seating area, well established with shrubs and bushes to the borders, timber storage shed with power and light and a metal shed, fencing and hedgerow to the boundaries, circular patio seating area.

Detached Single Garage
Up and over door, power and light.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second mini island turn right onto Dovedale Avenue, first left onto Milldale Road and second left into Kirkdale Road and Kirkdale Gardens can be found on the right hand side.
9613MH

Council Tax
Erewash Borough Council 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 – EE, Vodafone, 02, 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





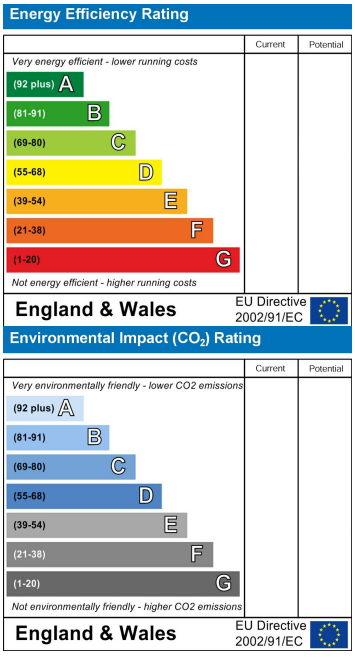












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818