Robert Ellis

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Hooley Close,
Long Eaton, Nottingham
NG10 3NU

Price Guide £360-375,000

Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A FOUR DOUBLE BEDROOM DETACHED FAMILY HOME OFFERING SPACIOUS ACCOMMODATION IN A CUL-DE-SAC LOCATION

Robert Ellis are delighted to bring to the market this executive and spacious four bedroom detached family home situated in a popular cul-de-sac location and having off street parking for several cars and a delightful South facing rear garden. The property is conveniently located for access to the A52 and M1 road networks and has a range of amenities close by and easy access to Long Eaton town centre. To fully appreciate the size and quality of the accommodation on offer, we highly recommend all interested parties book an internal inspection.

Being constructed of an attractive facia brick to the external elevation all under a pitched tiled roof, the property benefits from gas central heating with HIVE programmer, double glazing and solar panels. In brief the accommodation comprises of an entrance hall, spacious lounge, dining room and garden room, well proportioned kitchen giving access to the utility and cloaks/w.c. To the first floor there are four double bedrooms, bathroom and en-suite to the master bedroom. Outside the property has a delightful curb appeal and benefits from off street parking and to the rear there is a South facing garden with a rockery and garden shed to the rear boundary.

The property is situated within easy access to all the amenities and facilities provided by Long Eaton which include the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages, health care 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.

Hallway
UPVC double glazed door to the front, radiator, stairs to the first floor, telephone point and door to:

Lounge
18'10 x 15' approx (5.74m x 4.57m approx)
UPVC double glazed window to the front, radiator, dado rail and feature gas fireplace with marble hearth and surround.

Dining Room
11'10 x 10'6 approx (3.61m x 3.20m approx)
Radiator and access to:

Garden Room
11'3 x 10'3 approx (3.43m x 3.12m approx)
UPVC double glazed window, radiator and French doors to the South facing rear garden.

Kitchen
13'10 x 10'6 approx (4.22m x 3.20m approx)
The kitchen is a fantastic asset to the property and comprises of wall and base units with work surface, Neff appliances with combination microwave/oven and electric oven, gas hob with extractor hood over, composite sink with drainer, space for free standing dishwasher and double glazed window to the rear, splashbacks.

Utility
4'9 x 4'4 approx (1.45m x 1.32m approx)
Double glazed window, roll edged work surface and space and plumbing for washing machine and tumble dryer. UPVC door to the rear.

Cloaks/w.c.
Low flush w.c., wash hand basin, radiator, double glazed window to the side and tiled walls.

First Floor Landing

Bedroom 1
11'9 x 7'11 approx (3.58m x 2.41m approx)
Two UPVC double glazed windows to the front, radiator and fitted wardrobes and door to:

En-Suite
Electric shower, pedestal wash hand basin, low flush w.c., double glazed window to the side, tiled walls, radiator, inset spotlight and extractor fan.

Bedroom 2
11'8 x 8'8 approx (3.56m x 2.64m approx)
UPVC double glazed window to the front, radiator and fitted wardrobes.

Bedroom 3
11'7 x 7'10 approx (3.53m x 2.39m approx)
UPVC double glazed window to the rear, radiator and fitted wardrobes.

Bedroom 4
9'6 x 8'11 approx (2.90m x 2.72m approx)
UPVC double glazed window to the rear, radiator and fitted wardrobes.

Bathroom
Three piece suite comprising of a panelled bath, low flush w.c. with concealed cistern, vanity unit with integral wash hand basin, large mirror and cupboards under , tiled walls and splashbacks, double glazed window, towel radiator.

Outside
The property has great stance and curb appeal from the road and has ample off street parking and delightful beds planted with miscellaneous shrubs and bushes. The South facing rear garden comprises an Indian sandstone patio, lawn, rockery/water fountain, garden shed and dug borders.

Garage
13'9 x 10'2 approx (4.19m x 3.10m approx)
Up and over door to the front, wall and base units with work surface over and housing the gas central heating boiler (fitted 2016).

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. Turn left onto Thoresby Road, right into Hawthorne Avenue, right into Vyse Drive and towards the end of Vyse Drive turn left into Hooley Close.
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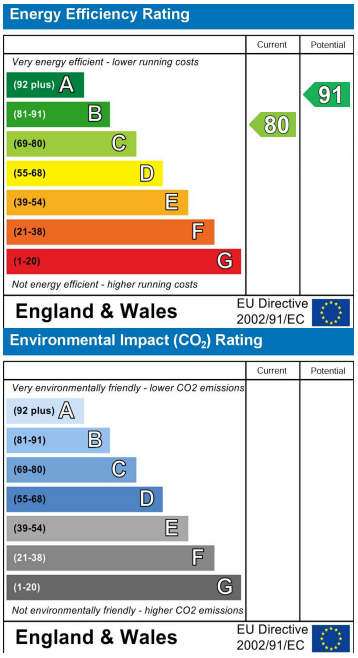

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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