Robert Ellis

look no further...

Bramley Road,
Long Eaton, Nottingham
NG10 3SX

£220,000 Freehold

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A MODERN THREE BEDROOM, THREE STOREY TOWN HOUSE LOCATED ON A POPULAR DEVELOPMENT WITHIN WALKING DISTANCE OF LONG EATON TRAIN STATION.

Robert Ellis are delighted to bring to the market this well presented recently built three storey town house offering excellent accommodation divided over three floors. The property includes three good size bedrooms with an en-suite to the master and spacious living accommodation throughout. The property is extremely well appointed, offers neutral décor and comes to the market with no upward chain. The property is ideal for a purchaser looking for a property which is ready to move straight in to and an internal viewing is a must.

This modern property is constructed of brick to the external elevations all under a tiled roof and derives the benefit of modern conveniences such as gas central heating and double glazing and in brief comprises of entrance hallway, cloaks/w.c., fitted kitchen, open plan lounge/dining room to the rear with French doors to the rear garden. To the first floor there are two bedrooms and bathroom whilst to the second floor there is a master bedroom with built-in wardrobes and en-suite shower room. There is allocated parking at the rear and a garage offering secure storage. There is a low maintenance garden being laid mainly to lawn to the rear with paved patio area and secure gated access.

As well as being situated a few minutes walk from the Long Eaton Station, the property is close to all the shopping facilities found in Long Eaton town centre which include the Asda and Tesco superstores and 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, East Midlands Airport and the A52 and other main roads to Nottingham and Derby.

Entrance Hallway
With a double glazed composite door to the front elevation, wall mounted radiator, stairs leading to the first floor with panelled doors to:

Cloaks/w.c.
With low flush w.c., pedestal wash hand basin, tiled splashbacks, UPVC double glazed obscure window to the front elevation, wall mounted consumer unit, wall mounted radiator and coat hooks.

Kitchen
[3.3m (10ft 10in) x 1.96m (6ft 5in) approx] with a range of matching contemporary wall and base units incorporating a roll edged work surface over, 1½ bowl stainless steel sink with modern mixer tap, tiled splashbacks, space and plumbing for automatic washing machine, space and point for dishwasher and fridge freezer, integrated Bosch oven with four ring stainless steel Bosch hob above and built-in extractor hood over, ceiling light point, linoleum flooring and double glazed window to

Open Plan Lounge/Dining Room
[4.9m (16ft 1in) x 4.06m (13ft 4in) approx] this large space provides modern open plan living and benefits from having UPVC double glazed French door to the rear elevation with double glazed panels to either side, two wall mounted radiators, telephone and TV points and satellite point.

First Floor Landing
With staircase leading to the second floor, wall mounted radiator, hard wire smoke alarm and panelled doors to:

Bedroom 2
[4.04m (13ft 3in) x 3.48m (11ft 5in) approx] with two UPVC double glazed windows to the rear elevation, wall mounted radiator and TV point.

Bedroom 3
[4.06m (13ft 4in) x 2.46m (8ft 1in) approx] with two UPVC double glazed windows to the front elevation, wall mounted radiator and telephone point.

Bathroom
With a white three piece suite comprising panelled bath, pedestal wash hand basin, low flush w.c., tiled splashbacks, shaver point, wall mounted radiator and extractor fan.

Second Floor Landing
With Velux style window to the rear elevation, airing cupboard housing gas central heating Potterton boiler, panelled door to:

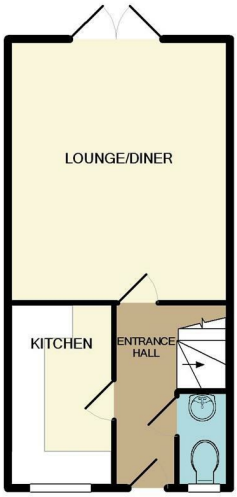
Bedroom 1
[4.7m (15ft 5in) x 3m (9ft 10in) approx] with double glazed window to the front elevation, built-in wardrobes providing ample storage space, loft access hatch, wall mounted radiator and panelled door to:

En Suite
With walk-in shower enclosure having mains fed shower, pedestal wash hand basin, low flush w.c., Velux window to the rear elevation, wall mounted radiator, tiled splashbacks and shaver point.

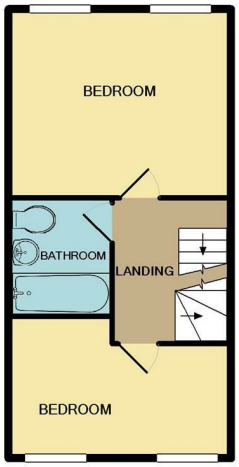
Outside
To the front elevation there is a low maintenance garden with pathway leading to the front entrance door. At the rear there is an enclosed garden being laid mainly to lawn with paved patio area and pathway to secure rear gated access. At the rear there is allocated parking and the property also benefits from having a separate garage to the rear with up and over door.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right into Wilsthorpe Road where Bramley Road can be found as a turning on the left and the property identified by our for sale board.
7160AMEC

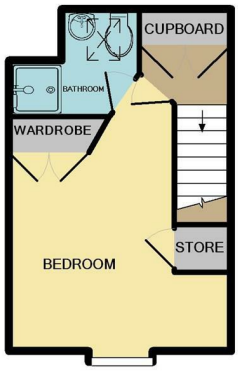
Council Tax
Erewash Borough Council Band C



GROUND FLOOR



1ST FLOOR



2ND FLOOR

9 BRAMLEY ROAD, LONG EATON

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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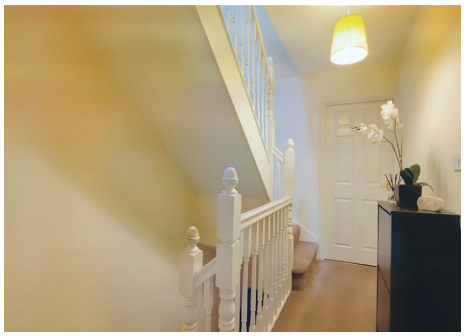

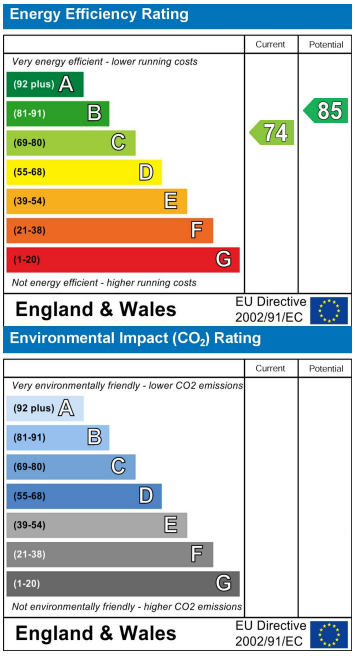

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