



Grange Drive,  
Long Eaton, Nottingham  
NG10 2DQ

**£390,000 Freehold**



A UNIQUE AND INDIVIDUAL, SPACIOUS THREE BEDROOM DETACHED HOUSE NESTLED IN A QUIET CUL-DE-SAC

Robert Ellis are proud to bring to market 'Nyth Yr Arch' located at the end of Grange Drive and originally built in 1978, this detached property boasts space in abundance. Nestled in a serene cul-de-sac location, behind gates for privacy, this unique home presents itself as a beacon of family living. This property offers plenty of off road parking with a large rear garden. For the size and quality of the accommodation to be appreciated, we recommend that interested parties book a viewing as soon as possible. The property is ideally located for easy access to local amenities and facilities provided by Long Eaton and Toton. There are excellent transport links which make it a popular and convenient place to live.

Spanning two floors, this detached residence offers a wealth of space and comfort. The ground floor unfolds with grace, featuring a newly fitted open-plan kitchen diner perfect for entertaining, spacious lounge diner bathed in natural light provided by french doors to the rear garden, a separate utility/study room for added convenience and downstairs W/c. Ascending to the first floor, discover three generously proportioned bedrooms, including a master suite boasting fitted wardrobes and vanity units, alongside a well-appointed family bathroom. Embracing modern living, the property is equipped with gas-fired central heating and double glazing, ensuring comfort throughout the seasons. Outside, the allure continues with off-street parking, and private courtyard to the front leading round to the lawned and patio areas in the large rear garden.

Moreover, the property enjoys a great location, with esteemed educational institutions like Grange School within a stones throw. Residents also benefit from close proximity to a plethora of national and independent retailers in the nearby Long Eaton and Chilwell Retail Park. For commuters, seamless travel is assured with quick access to the A52 for Nottingham and Derby, Junction 25 of the M1 Motorway, and the Nottingham Express Tram terminus in Toton. In essence, this not just a house but a testament to refined family living, offering both luxury and convenience in equal measure.



### Kitchen Diner

18'8 x 14'4 approx (5.69m x 4.37m approx)

Stable style door to the front, two UPVC double glazed windows to the front, single glazed windows into the utility room, tiled flooring, ceiling spotlights and feature lights over the breakfast bar, two modern tall white radiators, white gloss wall and base units with white quartz work surface with integrated breakfast bar, integrated AEG double oven and microwave, integrated fridge freezer, integrated dishwasher, inset stainless steel sink with swan neck mixer tap, draining grooves to the work surface, plug points with USB and modern white splashback tiles, AEG extractor and induction hob.

### Lounge/Diner

22'5 x 14'6 approx (6.83m x 4.42m approx)

UPVC double glazed French doors to the rear with UPVC double glazed windows to either side, laminate flooring, two ceiling lights, wall lights, two radiators, feature electric fireplace, coving and a large undestairs storage cupboard.

### Inner Hallway

7'3 x 5'6 approx (2.21m x 1.68m approx)

Laminate flooring, ceiling light, radiator, obscure single glazed window and door into the utility space leading to the stairs and opening to the kitchen diner and lounge.

### Utility/Ground Floor w.c.

12'1 x 5'3 approx (3.68m x 1.60m approx)

Velux window, linoleum flooring, sink and low flush w.c., radiator, shelving and wall and base cupboards with space for a tumble dryer, ceiling light.

### Study/Play Room

21'1 x 5'3 approx (6.43m x 1.60m approx)

Velux window and a stable door to the front, linoleum flooring, radiator and ceiling light.

### First Floor Landing

UPVC double glazed window to the side, carpeted flooring, ceiling and wall lights.

### Bedroom 1

17'2 x 11'4 approx (5.23m x 3.45m approx)

Dual aspect UPVC double glazed windows to the front

and side, laminate flooring, ceiling light, radiator, in-built vanity cupboard with base and drawers, built-in wardrobes.

### Bedroom 2

14'5 x 8'5 approx (4.39m x 2.57m approx)

UPVC double glazed window to the side, laminate flooring, ceiling light, large in-built storage cupboard, radiator and TV point.

### Bedroom 3

10'9 x 6'9 approx (3.28m x 2.06m approx)

UPVC double glazed window to the side, ceiling light, laminate flooring and a radiator.

### Bathroom

6'2 x 8'2 approx (1.88m x 2.49m approx)

Obscure UPVC double glazed window to the rear, laminate flooring, ceiling light, chrome towel radiator, free standing sink, low flush w.c., bath with electric shower over, feature tiled walls.

### Outside

To the front of the property there is a walled courtyard which is gated for privacy with patio areas and easily maintained garden. To the rear there is a large patio leading down to an area laid to lawn, Wall and conifers to the boundaries for privacy. Access is down the right hand side of the property where there are also two storage sheds.

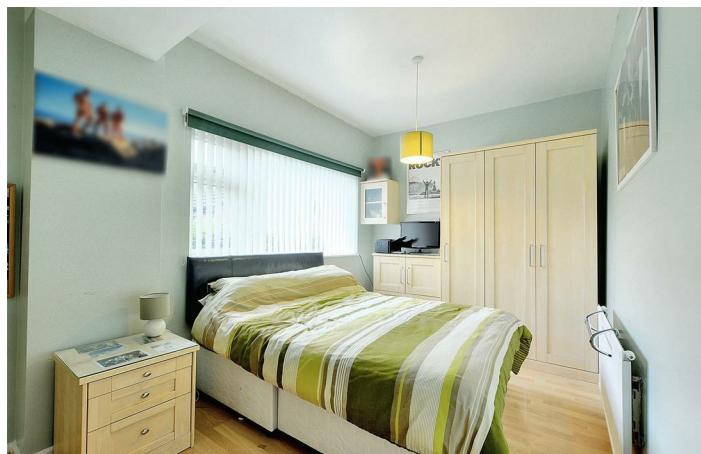
### Directions

Proceed out of Long Eaton along Nottingham Road turning right just past the second pedestrian crossing into Grange Road. Grange Drive can be found as a turning on the right hand side.

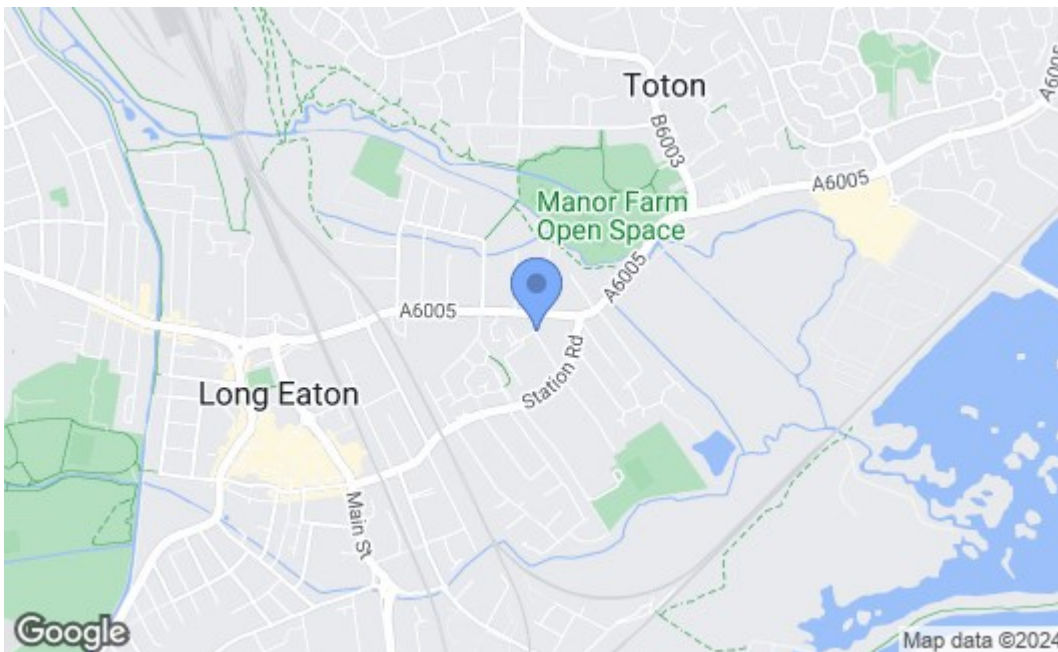
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### Council Tax

Erewash Borough Council Band C



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	79
(69-80) <b>C</b>	
(55-68) <b>D</b>	59
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> 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.