Robert Ellis

look no further...

Hartside Gardens,
Long Eaton, Nottingham
NG10 4PD

£279,950 Freehold

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THIS IS AN IMMACULATE THREE BEDROOM HOME POSITIONED ON A PRIVATE CUL-DE-SAC WHICH IS WELL PLACED FOR EASY ACCESS TO THE MANY LOCAL AMENITIES AND FACILITIES OFFERED BY THE AREA AND TO EXCELLENT TRANSPORT LINKS.

Being situated on Hartside Gardens which is a quiet cul-de-sac in this very popular residential area of Long Eaton, this three bedroom property provides a lovely home which we are sure will suit a whole range of buyers, from people purchasing their first property through to somebody who might be downsizing and is looking for a property which is ready to move in to without having to carry out any work whatsoever. For the size and finish to the accommodation to be appreciated, we recommend that interested parties do carry out a full inspection which will also enable them to see the privacy of the sunny garden at the rear for themselves. The property is well placed for easy access to excellent local schools and is only a short drive away from the centre of Long Eaton where there are main supermarkets and many other retail outlets.

The property stands back from the cul-de-sac with parking at the front and the house is constructed of brick to the external elevations under a pitched tiled roof. Deriving the benefits from having gas central heating and double glazing, the house is entered through a stylish composite front door with the hallway having engineered oak flooring which extends across the whole of the ground floor living area. The kitchen is positioned at the front of the house and this is exclusively fitted with white gloss handle-less units and includes several integrated appliances and at the rear is the main lounge/sitting room which has bi-folding doors leading to the conservatory which provides a dining and further sitting area and has double opening French doors leading out to the garden. To the first floor the landing leads to the three bedrooms and the bathroom which has a white suite complete with a shower over the bath. Outside there is an adjoining brick garage on the right hand side, a drive and parking at the front and the private South facing rear garden which has a slabbed area, lawn, decking and pebbled areas at the bottom of the garden and there are two sheds which will remain at the property when it is sold.

The property is within easy reach of the town centre where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are excellent schools for all ages which are within walking distance of the property, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Stylish composite front door with two inset leaded opaque glazed panels leading to:

Reception Hall
The reception hall has engineered wooden flooring which runs across the whole of the ground floor living accommodation, stairs leading to the first floor, recessed lighting to the ceiling, feature radiator, wall mounted electric consumer unit and glazed door leading into:

Kitchen
12'4 x 9'2 approx (3.76m x 2.79m approx)
The exclusively fitted kitchen has white gloss handle-less units with plinth lighting and under cupboard lighting and includes a sink with a mixer tap and a four ring induction hob set in a work surface with an integrated Whirlpool washing machine, pull out bottle drawer, integrated Indesit dishwasher, drawers, cupboards with the corner cupboard having fitted carousels and drawers, with two of the drawers having concealed drawers within below, oven and combination oven with drawers below and cupboard above, upright integrated fridge/freezer, matching eye level wall cupboard and display units with the gas boiler being housed in one of the wall cupboards, tiling to the walls by the work surface areas, double glazed window to the front, recessed lighting to the ceiling and engineered oak flooring.

Lounge/Sitting Room
15'6 x 13'9 approx (4.72m x 4.19m approx)
There is a three door bi-folding door system leading into the conservatory, engineered wood flooring, radiator, ambient mood lighting to one wall and built-in storage cupboard beneath the stairs.

Conservatory
13'7 x 8'6 approx (4.14m x 2.59m approx)
The conservatory has double glazed, double opening French doors with fitted blinds leading out to the rear garden with a glazed door to the side and double glazed windows with fitted blinds to the rear and side with a high level window with fitted blind to the left hand side, vaulted polycarbonate roof and engineered wood flooring with underfloor heating.

First Floor Landing
The balustrade continues from the stairs onto the landing, hatch with ladder to the loft which is part boarded and a built-in airing/storage cupboard.

Bedroom 1
12' x 9'5 to 7'8 approx (3.66m x 2.87m to 2.34m approx)
Double glazed window to the rear, radiator and engineered oak flooring.

Bedroom 2
9'5 to 8'6 x 8'9 plus wardrobe (2.87m to 2.59m x 2.67m plus wardrobe)
Double glazed window to the front, range of built-in wardrobes having sliding doors, with two of the doors having mirrored panels, radiator and engineered oak flooring.

Bedroom 3
7'4 x 6'5 approx (2.24m x 1.96m approx)
Double glazed window to the rear and radaitor.

Bathroom
The bathroom has a white suite including a panelled bath with a mixer tap and hand held shower with a Triton electric shower and shower boarding to the walls and a protective glazed screen, hand basin with a mixer tap and two drawers below and a low flush w.c. with a concealed cistern, opaque double glazed window and a chrome ladder towel radiator.

Outside
At the front of the property there is a driveway and a slate chipped area which provides additional off road parking and there is a grassed area.

The garden at the rear is South facing and there is a slabbed area which extends down the side of the conservatory to the door at the rear of the garage, lawn and decked and pebbled areas at the bottom of the garden where there is a trellis, a water feature on the decking and the garden is kept private by having fencing to the boundaries. There are two sheds which will remain at the property when it is sold.

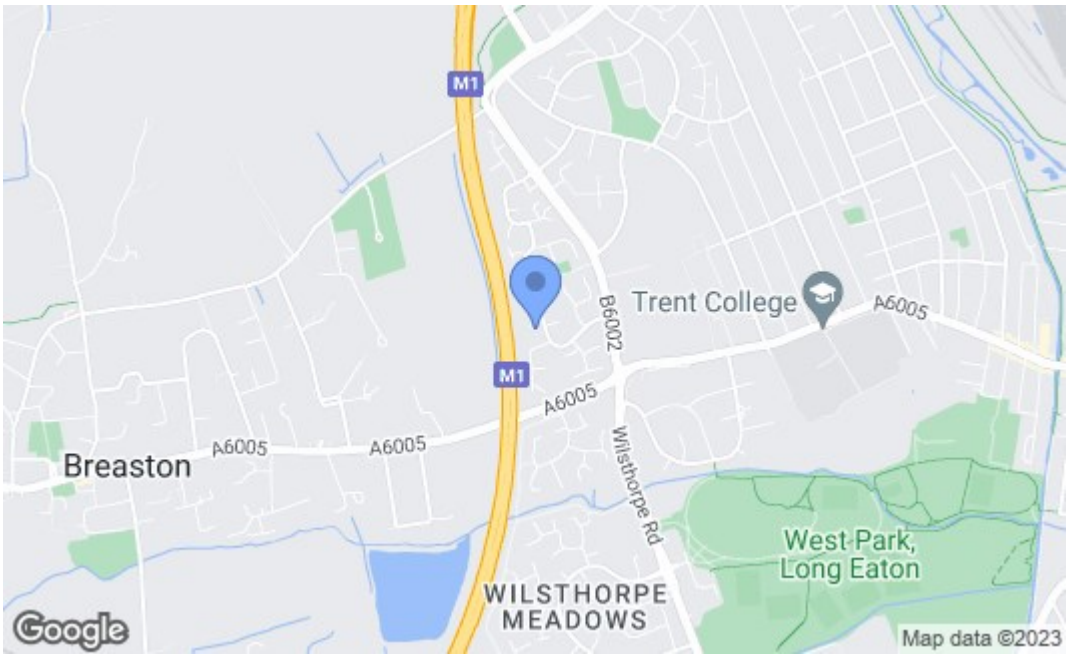
Garage
19'2 x 8'2 approx (5.84m x 2.49m approx)
The adjoining brick garage has a pitched tiled roof, an up and over door to the front with a half glazed door to the rear, storage space is provided in the loft and power and lighting is provided.

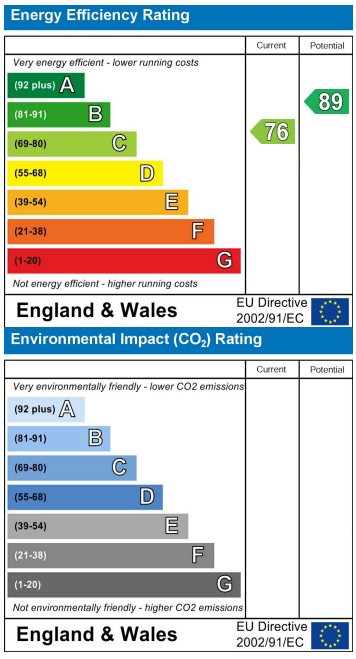
Shed 1
8' x 6' approx (2.44m x 1.83m approx)
Having a door and window to the front.

Shed 2
6'6 x 5' approx (1.98m x 1.52m approx)
Having double doors to the front and a window to the side.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn right into Petersham Road. Turn left into Cheviot Road and Hartside Gardens can be found as the third turning on the left with the property in the cul-de-sac.
7540AMMP

Council Tax
Erewash Borough Council Band B





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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