Robert Ellis

look no further...

Overdale Close,
Long Eaton, Nottingham
NG10 3JJ

Offers Over £200,000
Freehold

A THREE BEDROOM SEMI DETACHED HOME SITUATED ON THE EVER POPULAR DALES ESTATE, OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this well presented semi detached property which is ready to move straight into and would make an ideal purchase for a first time buyer. The home offers well balanced accommodation throughout along with excellent potential to extend, subject to the necessary planning permissions.

The accommodation comprises a lounge, kitchen diner and three well proportioned bedrooms along with a family bathroom. Externally, the property benefits from ample off road parking to the front and a good sized rear garden, providing a great space for outdoor living and further potential. Situated within a highly sought after residential area on the Dales Estate, the property is conveniently located for local amenities, schools and transport links. An internal viewing is highly recommended to fully appreciate the accommodation, location and potential this property has to offer.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the house, 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, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Lounge
13'2 x 10'10 approx (4.01m x 3.30m approx)
UPVC double glazed door and window to the front, laminate flooring, stairs with newly laid carpet to the first floor, radiator, open to:

Dining Room
7'4 x 10'6 approx (2.24m x 3.20m approx)
Laminate flooring, vertical radiator, understairs storage cupboard, sliding door into the kitchen and UPVC double glazed French doors to the rear garden.

Kitchen
6'2 x 9'6 approx (1.88m x 2.90m approx)
With a range of matching wall and base units with work surfaces over, part tiled walls, integrated double oven, four ring induction hob with extractor over, stainless steel sink and drainer, space for a fridge freezer, plumbing for a washing machine and space for a slim-line dishwasher.

First Floor Landing
With doors to:

Bedroom 1
8'8 x 10'8 approx (2.64m x 3.25m approx)
UPVC double glazed window to the front, radiator, newly laid carpet, built-in wardrobes and additional storge cupboard with hanging rail.

Bedroom 2
6'8 x 9'6 approx (2.03m x 2.90m approx)
UPVC double glazed window to the rear, newly laid carpet and a radiator.

Bedroom 3
6'7 x 6'11 approx (2.01m x 2.11m approx)
UPVC double glazed window to the rear, newly laid carpet and a radiator.

Bathroom
Obscure UPVC double glazed window to the side, three piece suite comprising of a panelled bath, low flush w.c., pedestal wash hand basin, chrome heated towel rail, wall mounted electric shower, extractor fan, tiled floor.

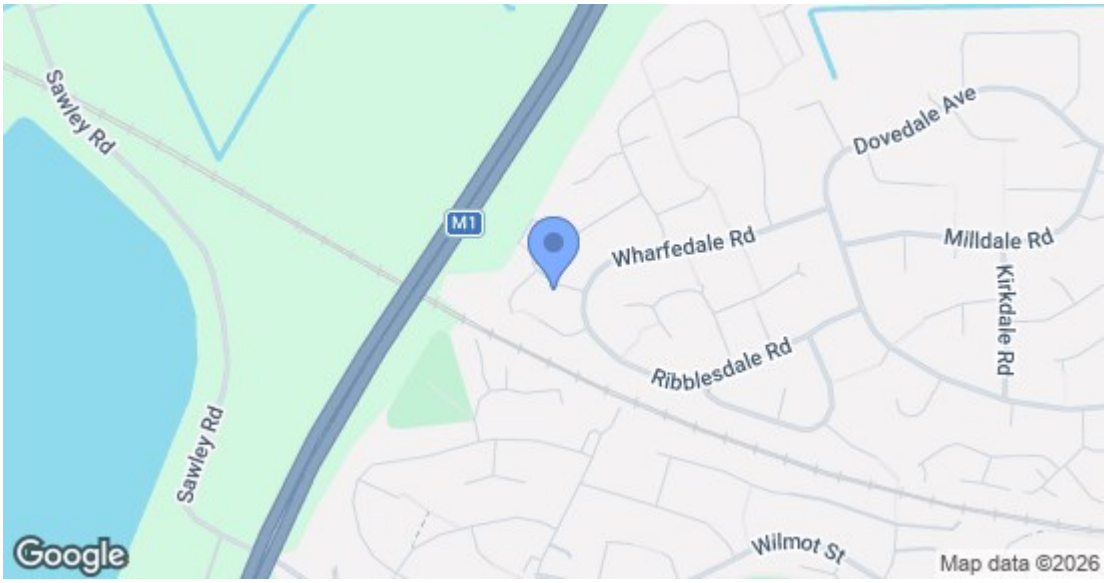
Outside
To the front of the property there is off road parking, side access and parking down the side of the property.

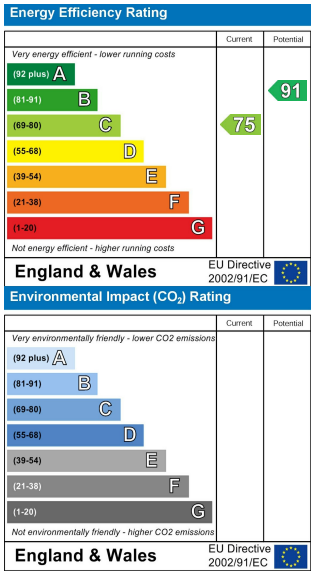
To the rear there is a garden laid mainly to lawn, patio area, fencing to the boundaries.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Wilsthorpe Road. At the second mini island turn left onto Dovedale Avenue, fourth right onto Wharfedale Road, third right onto Overdale Close and the property can be found on the left hand side.
9201CO

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 3mbps Superfast 35mbps Ultrafast 1800mbps
Phone Signal – 02, EE, Three, Vodafone
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.

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