



Brookside Close,  
Long Eaton, Nottingham  
NG10 4AQ

**O/I/R £399,950 Freehold**

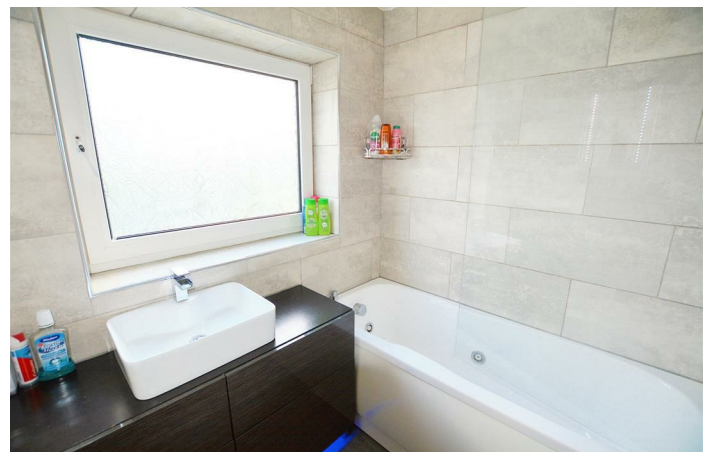


A FOUR BEDROOM DETACHED FAMILY HOME WITH SUPERB VIEWS OVER WEST PARK, WITH OFF STREET PARKING AND GARAGE, SITUATED IN A QUIET CUL-DE-SAC LOCATION.

Robert Ellis are pleased to be instructed to market this excellent example of a detached family home. The property is constructed of brick to the external elevations and sits over three floors. There is gas central heating and double glazing and would ideally suit a wide range of buyers. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief the property comprises of an entrance hallway, open plan lounge/diner and kitchen with a built-in storage cupboard and integrated cooking appliances. To the first floor there are three bedrooms, the family bathroom and separate w.c. To the second floor there is a further double bedroom with fantastic views over West Park. To the exterior, the property sits within a quiet cul-de-sac and boasts a sizable mature garden with lawn and flower beds. To the front, there is a turfed garden with off street parking and access into the garage through an up and over manual door.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. Long Eaton town centre is within walking distance where supermarkets, shops and healthcare facilities can be found. There are nearby bus routes available with easy access to major road links such as the A52, A50 and M1 with East Midlands Airport and Long Eaton train station just a short drive away.



### Entrance Hall

UPVC double glazed front door, carpeted flooring, stairs to the first floor, radiator, built-in storage cupboard and spotlights.

### Lounge/Diner

12' x 24' approx (3.66m x 7.32m approx)

UPVC double glazed window to the front, UPVC double glazed French door to the rear, carpeted flooring, radiator, electric fire and spotlights.

### Kitchen

9'4 x 8'4 approx (2.84m x 2.54m approx)

UPVC double glazed window to the rear, tiled flooring, built-in storage cupboard, wall, base and drawer units with work surfaces over, inset sink and drainer with a swan neck mixer tap, spaces for a tumble dryer and washing machine, space for a dishwasher, cooker, extractor fan over, integrated fridge freezer and spotlights.

### First Floor Landing

Carpeted flooring, obscure UPVC double glazed window to the side, ceiling light and doors to:

### Bedroom One

14'2 x 12'9 approx (4.32m x 3.89m approx)

UPVC double glazed window to the rear, Velux window, carpeted flooring, eaves storage and ceiling light.

### Bedroom Two

11'2 x 11'9 approx (3.40m x 3.58m approx)

UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

### Bedroom Three

9' x 11' approx (2.74m x 3.35m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

### Bedroom Four

6'1 x 6'5 approx (1.85m x 1.96m approx)

UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

### Family Bathroom

5' x 5' approx (1.52m x 1.52m approx)

Obscure UPVC double glazed window to the rear, tiled flooring, heated towel rail, bath with shower over, top mounted sink and ceiling light.

### Separate W.C

5'6 x 2'3 approx (1.68m x 0.69m approx)

Having a low flush w.c., wall mounted wash hand basin, laminate flooring and ceiling light.

### Outside

To the front of the property there is a mature garden with lawn and flower beds, off street parking and access to the garage. To the rear the garden overlooks West Park and there is a lawn, patio and decking.

### Garage

Concrete sectional garage with up and over door to the front, power and lighting, window and personal door to the side.

### Directions

Proceed out of Long Eaton along Derby Road and after passing Trent College on the left take the left turning onto Parkside Avenue. Follow the road round to the bend where Brookside Close can be found on the left hand side and the property identified by our for sale board.  
8863AMMP

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed -

Standard 13 mbps

Superfast 36 mbps

Ultrafast 1800 mbps

Phone Signal – o2, ee, three and vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

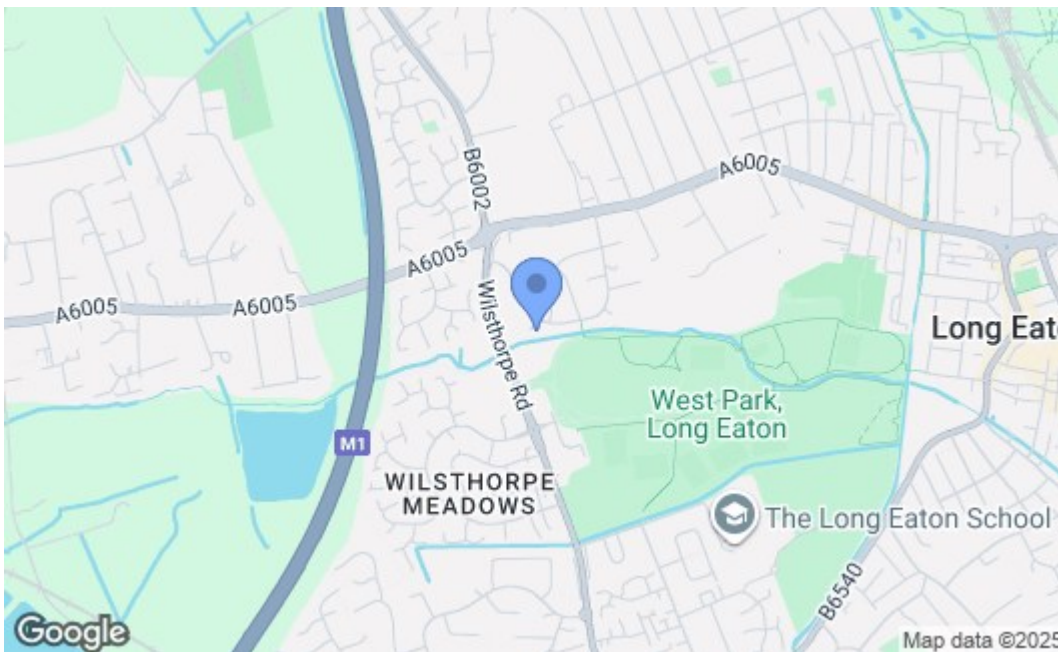
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.