



Copestake Close,  
Long Eaton, Nottingham  
NG10 3ST

**£325,000 Freehold**



A WELL PRESENTED, EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING, ENCLOSED GARDEN AND GARAGE.

Robert Ellis are delighted to bring to the market this extended and well presented three bedroom semi-detached house with off street parking and enclosed rear garden perfect for a wide range of buyers. The property is constructed of brick and benefits double glazing and gas central heating throughout and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises; An entrance hallway, downstairs WC, bay fronted lounge, utility room and extended open plan kitchen/dining/living space with integrated appliances and an island. To the first floor the landing leads to three generous bedrooms and the family bathroom. The master bedroom boasts a large en-suite bathroom with a jacuzzi bath and walk-in shower. To the exterior the property benefits off street parking and to the rear there is a low maintenance and enclosed garden with patio area and access into the garage complete with power, lighting and 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. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby. East Midlands Airport and Long Eaton train station are just a short drive away.



### Entrance Hall

Composite front door, laminate flooring, radiator, painted plaster ceiling, ceiling light.

### Ground Floor w.c.

2'4 x 5'0 approx (0.71m x 1.52m approx)

UPVC double glazed patterned window overlooking the front, tiled flooring, low flush w.c., wall mounted sink, painted plaster ceiling, ceiling light.

### Lounge

11'3 x 14'8 approx (3.43m x 4.47m approx)

UPVC double glazed bay window overlooking the front, carpeted flooring, gas fire, radiator, under stairs storage cupboard, painted plaster ceiling, ceiling light.

### Living/Dining Kitchen

25'3 x 15'7 x 21'0 approx (7.70m x 4.75m x 6.40m approx)

UPVC double glazed bi-folding doors and French doors overlooking and leading to the rear garden, tiled flooring with underfloor heating, radiator, wall, base and drawer units with work surfaces over, island with inset stainless steel sink and drainer with boiling water tap, integrated dishwasher, integrated electric double oven, induction hob, extractor fan, space for fridge/freezer, radiator, power points integrated into the island, painted plaster ceiling, spotlights.

### Utility Room

4'6 x 9'2 approx (1.37m x 2.79m approx)

UPVC double glazed window overlooking the front, tiled flooring, space for washing machine, space for tumble dryer, painted plaster ceiling, ceiling light.

### First Floor Landing

Carpeted flooring, built in storage cupboard, loft access, painted plaster ceiling, ceiling light.

### Bedroom One

10'3 x 16'7 approx (3.12m x 5.05m approx)

UPVC double glazed windows overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### En-Suite

9'2 x 9'1 approx (2.79m x 2.77m approx)

UPVC double glazed patterned window overlooking the front, tiled flooring with underfloor heating, walk-in-shower, low flush w.c., top mounted sink, Jacuzzi bath, painted plaster ceiling, spotlights.

### Bedroom Two

7'8 x 12'6 approx (2.34m x 3.81m approx)

UPVC double glazed window overlooking the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Bedroom Three

7'4 x 11'4 approx (2.24m x 3.45m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Family Bathroom

6'5 x 6'4 approx (1.96m x 1.93m approx)

UPVC double glazed patterned window overlooking the front, vinyl flooring, pedestal sink, WC, bath with shower over the bath, radiator, painted plaster ceiling, ceiling light.

### Outside

To the front of the property there is off street parking available. To the rear there is a low maintenance, enclosed garden having a garage complete with power and lighting and an up and over manual door, decking and patio area.

### Directions

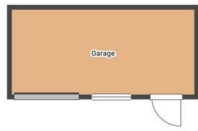
Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road, turn right at the traffic island onto Pennyfields Boulevard, right onto Ferndene Drive, left onto Brecknock Drive and Copestake Close can be found on the right with the property identified by our for sale board.

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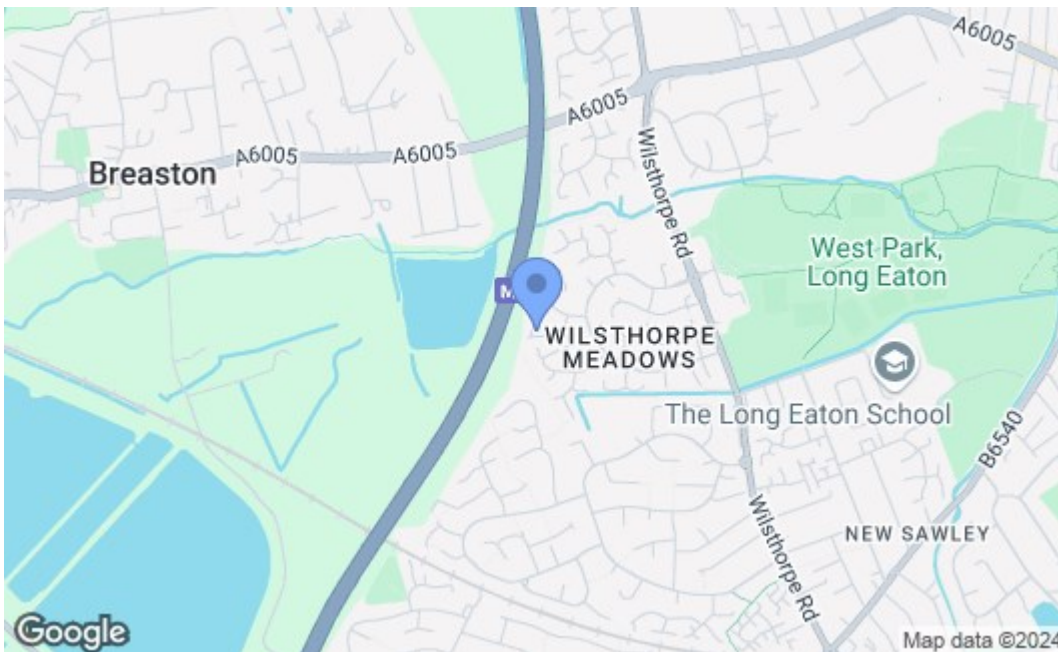
### Council Tax

Erewash Borough Council Band C





Robert Ellis  
ESTATE AGENTS



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			
		72	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.