



Purbeck Close,
Long Eaton, Nottingham
NG10 4PF

Price Guide £350-360,000
Freehold



A THREE BEDROOM DETACHED FAMILY HOME OFFERING EXTENDED ACCOMMODATION, FOUND IN A CUL-DE-SAC LOCATION.

Robert Ellis are delighted to offer to the market this home, nestled in a quiet cul-de-sac. This beautifully extended detached home combines elegance and functionality in every corner. Step inside to find a stunning, in excess of 17 ft kitchen featuring modern fittings, ample storage, and a convenient adjoining utility room and opening into the impressive rear extension, offering an additional living space stretching beyond 19 ft—ideal for entertaining or creating a cozy family area. The front aspect offers attractiveness from the start and only continues to impress the more you see including a downstairs WC and log burner within the lounge. Perfectly positioned, the property is just moments from local shops and amenities, with excellent access to the M1 and nearby train station for effortless commuting. This home is a must-see to truly appreciate its spacious layout and quality finishes.

The property benefits from double glazing and gas central and internal accommodation briefly comprises of an hallway providing access to a WC, lounge, kitchen and stairs to the first floor. The kitchen offers a special space with ample surface area and cupboards in abundance. The extended sitting room/dining room with velux windows and French doors is accessed via the kitchen. There is also a great sized utility room off the kitchen with tiled flooring, plumbing for a washing machine and space for a tumble dryer as well as doors leading to the rear garden and a garage respectively. To the first floor, there are three good sized bedrooms with a family bathroom also located off the landing. To the front of the property, there is off road parking for multiple vehicles with a block paved driveway and the rear garden offers a great blend of lawned area and patio.

The property is within easy reach of the Asda, Tesco, Aldi and Lidl stores along with numerous other retail outlets found in Long Eaton town centre, there are schools for all ages within walking distance of the house, healthcare and sports facilities which include West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, which is only a few minutes drive away, East Midlands Airport, Long Eaton and East Midlands Parkway stations, the A52 and other main roads all of which provide access to Nottingham and Derby.



Entrance Hall

Double glazed door to the front, wooden flooring, stairs to the first floor, understairs storage cupboard, vertical radiator and doors to:

Ground Floor w.c.

Double glazed window to the front, low flush w.c., chrome heated towel rail, wash hand basin and tiled flooring.

Lounge

11'4 x 13'3 approx (3.45m x 4.04m approx)

Double glazed window to the front, coving to the ceiling, radiator and log burner.

Dining Kitchen

17'6 x 10'3 approx (5.33m x 3.12m approx)

Double glazed window to the rear, matching wall and base units with work surfaces over, inset stainless steel sink and drainer, tiled flooring, five ring gas hob with extractor over, integrated electric oven, fridge freezer and dishwasher, radiator.

Utility Room

8'2 x 7'7 approx (2.49m x 2.31m approx)

Double glazed window and door to the rear, radiator, tiled flooring, door to garage, radiator, plumbing for a washing machine and tumble dryer.

Sitting/Dining Room

19'8 x 11'11 approx (5.99m x 3.63m approx)

Two double glazed windows to the rear, double glazed French doors to the rear garden and two Velux windows.

First Floor Landing

Access to the loft, doors to:

Bedroom 1

12'10 x 9'8 approx (3.91m x 2.95m approx)

Double glazed window to the front and a radiator.

Bedroom 2

11'2 x 9'7 approx (3.40m x 2.92m approx)

Double glazed window to the rear and a radiator.

Bedroom 3

9'10 into recess x 7'3 approx (3.00m into recess x 2.21m approx)

Double glazed window to the front, radiator and built-in wardrobes.

Bathroom

Double glazed window to the rear, tiled flooring, panelled bath with mains flow shower over, wash hand basin, low flush w.c., extractor fan.

Outside

There is a block paved driveway to the front, lawned garden leading to the front door and garage, side access through a gate.

The rear garden has a patio area leading to the lawn with borders, low maintenance section, hot and cold taps, electric point and all enclosed with panelled fencing.

Garage

Up and over door to the front, power and light.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road, left into Cheviot Way following the road round the bend and turn left into Grampian Way. Purbeck Close can then be found as a turning on the left hand side.

8264AMCO

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

Broadband Speed - Standard 5mbps Superfast 70mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

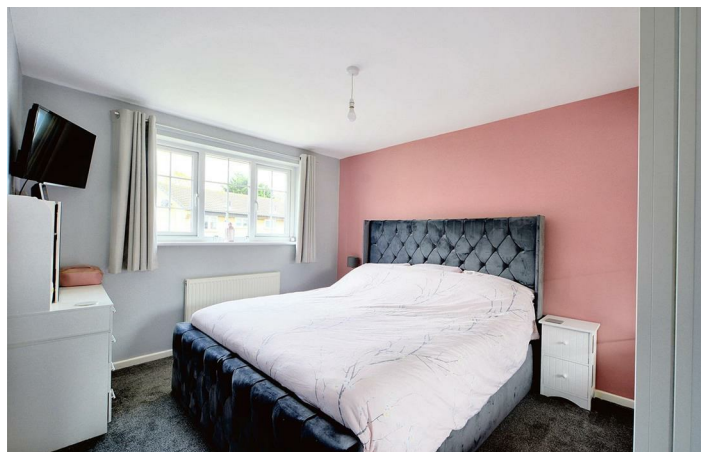
Flood Risk – No, surface water low

Flood Defenses – No

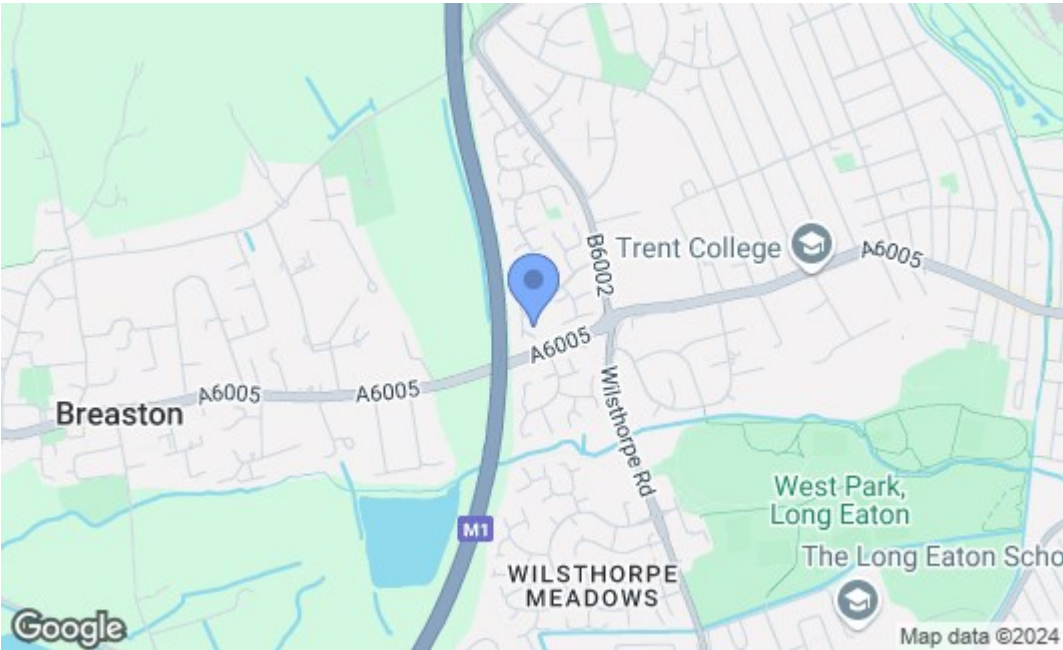
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



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