



Cornwall Drive,  
Long Eaton, Nottingham  
NG10 2GR

**£435,000 Freehold**



THIS IS AN INDIVIDUAL DETACHED HOME WHICH PROVIDES FOUR DOUBLE BEDROOM ACCOMMODATION SITUATED ON A QUIET LANE ON THE OUTSKIRTS OF LONG EATON.

Robert Ellis are pleased to be instructed to market this individual detached home which offers highly appointed accommodation that is extremely efficient to run with the energy bills over the last few years being minimal. As people will see when they view the property, it has been extremely well fitted and finished throughout and for all this and the private garden to the rear which includes a purpose built man cave/outside bar, we recommend interested parties do take a full inspection so they are able to see the whole property for themselves. The property is situated on Cornwall Drive which is a quiet lane on the outskirts of Long Eaton and is therefore within easy reach of all the amenities and facilities provided by Long Eaton and the surrounding area and is also accessible to excellent transport links, all of which have helped to make this a very popular and convenient place for people to live.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the tastefully finished accommodation derives the benefits of an efficient gas central heating system and double glazing throughout with all the window frames having a contemporary grey finish. The property is entered through a stylish composite front door which has a glazed canopy over and the accommodation includes a hallway which has quality laminate flooring that extends through into the dining/living kitchen and off the hall there is a ground floor w.c., cloaks cupboard and the stairs have a floating glazed balustrade leading to the first floor. From the hall there are double opening glazed oak doors leading into the lounge which is positioned at the front of the house and there is a further glazed door leading into the dining/living kitchen which extends across the rear of the house and this has a high quality fitted kitchen area with grey and wood grain effect units with a central island, there are seating and dining areas with bi-folding doors leading out to the private rear garden. There is a most useful utility room with a door leading out to the side of the house and to the first floor the landing leads to the four double bedrooms, all of which have built-in or fitted wardrobes, the master bedroom has a luxurious shower room en-suite and there is then the main family bathroom which again has a luxurious feel with there being a separate walk in shower and a bath. Outside there is a gravelled parking area at the front and an electrically operated slatted gate to the right hand side which leads to the driveway which provides off the road parking for a number of vehicles. There is a path to the left of the property and at the rear there is a patio leading onto a lawned area with a slatted private seating area at the bottom of the garden and to the right of this is the purpose built man cave/bar which has created a lovely outside living area to use throughout the year. There is also a shed incorporated within the man cave/bar building and the rear garden is kept private by having fencing with lighting to the three boundaries.

The property is only a couple of minutes drive away from the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are bars, restaurants and the well regarded Clifford Gym in the centre of Long Eaton, excellent local schools for younger children are within walking distance of the property with schools for older children at Toton and Long Eaton, there are healthcare and sports facilities which include several local golf courses, walks around Toton Fields and at the nearby picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the airport, the latest extension to the Nottingham tram system terminates at nearby Toton and this provides another link to and from the city centre, there are stations at Long Eaton, Beeston and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Open porch with a glazed canopy and lights to either side of the composite front door which has opaque glazed block panels inset and leads to:

## Reception Hall

Stairs with feature oak glazed balustrade leading to the first floor with LED lighting running along the steps, feature radiator, laminate flooring that extends through into the living/dining kitchen, oak doors to w.c. and cloaks cupboard and glazed double opening doors leading to the lounge and a further glazed oak door leading into the living/dining kitchen.

## Ground Floor w.c.

Having a white low flush w.c. and a hand basin with mixer tap, tiled splashback and drawer under, chrome ladder towel radiator, recessed lighting to the ceiling and an extractor fan.

## Cloaks/Storage Cupboard

## Lounge/Sitting Room

16'2 x 11'10 approx (4.93m x 3.61m approx)

The lounge is positioned at the front of the property and this has a double glazed window to the front, aerial point and a power point for a wall mounted TV, two feature vertical radiators and two wall lights.

## Living/Dining Kitchen

19'10 x 18'8 approx (6.05m x 5.69m approx)

This large open plan living space has bi-folding doors leading out to the rear garden and a double glazed window looking out from the kitchen area to the rear, the kitchen is fitted with high quality grey wall and base units with contrasting wood grain effect wall cupboards and work surfaces and includes a 1½ bowl stainless steel sink with an instant hot water tap and a four ring induction hob set in a work surface which extends to two sides and has cupboards, drawers and an integrated dishwasher below, oven and microwave oven with cupboards above and below, LED lighting above and below the wall cupboards, central island, with power points and USB points on the side, seating for four people and drawers below, space for a large American style fridge freezer, two feature vertical radiators, aerial point and power point for a wall mounted TV, recessed lighting to the ceiling and quality laminate flooring.

## Utility Room

7'8 x 4' approx (2.34m x 1.22m approx)

There is a half opaque double glazed door leading out to the side of the property, work surface with plumbing for an automatic washing machine and a cupboard below with shelving above, Ideal wall mounted boiler, space for a tumble dryer and a chest freezer.

## First Floor Landing

The glazed balustrade continues from the stairs onto the landing, oak doors to all the rooms and a shelved airing/storage cupboard, feature radiator, hatch with ladder to the loft which is boarded, has shelving and power and lighting.

## Bedroom 1

13'6 x 11'7 including wardrobes approx (4.11m x 3.53m including wardrobes approx)

Double glazed window to the front, radiator, range of built-in wardrobes with sliding doors and fitted drawers, shelving and hanging space and there is also an aerial point and power point for a wall mounted TV, bedside lights, a dressing table area with power points with USB points below and an oak panelled door leading to:

## En-Suite

The en-suite to the main bedroom includes a large walk-in shower with a mains

flow shower system having a rain water shower head, tiling to three walls and a sliding glazed door with protective screen, two circular sinks with mixer taps set on a wooden surface with drawers and shelving below, low flush w.c., chrome ladder towel radiator, two wall lights over the sink position, opaque double glazed window, recessed lighting to the ceiling and an X-pelair fan.

## Bedroom 2

Double glazed window to the rear, radiator, two double full height wardrobes with a central fitted drawer unit and an aerial point and power point for a wall mounted TV and the power points with USB points.

## Bedroom 3

11'2 x 8'3 approx (3.40m x 2.51m approx)

Double glazed window to the rear, double built-in wardrobe with mirror sliding doors, aerial point and power point for a wall mounted TV and a radiator.

## Bedroom 4

10'5 x 8' approx (3.18m x 2.44m approx)

Double glazed window to the front, built-in wardrobe, radiator and an aerial point and power point for a wall mounted TV.

## Bathroom

The luxurious main bathroom has a white suite including a panelled bath with mixer taps and a large walk-in shower with a mains flow shower system having a rain water shower head, tiling to three walls and a pivot glazed door, hand basin with mixer tap, tiled splashback and a mirror fronted cabinet with light above, low flush w.c., chrome heated ladder towel radiator, tiled flooring, opaque double glazed window, recessed lighting to the ceiling and an X-pelair fan.

## Outside

At the front of the property there is a brick edged stoned area which provides off the road parking and to the right there is an electrically operated slatted gate which provides access to the stoned drive which runs down to the bottom of the rear garden and this provides secure off the road parking for a number of vehicles. To the left hand side of the gate there is a further slatted gate which provides access to a stoned pathway which runs down the left side of the property.

At the rear of the house there is a patio area leading onto a raised lawn which has wooden edging to the sides and at the bottom of the garden there is a slatted seating area with the garden being kept private by having fencing with lighting to three sides and there is a raised bed running along the rear boundary. A particularly important feature of this lovely home is the man cave/bar which has been created by the current owner and this includes a bar and seating area that has an aerial point and power point for a wall mounted TV with the bar and seating areas having power points and lighting. To the right of the bar/man cave is a secure shed which provides an outside storage facility.

## Directions

Proceed out of Long Eaton Nottingham Road and turn right into Devonshire Avenue. Follow the road round the right hand bend and then on the left bend turn right into Cornwall Drive.  
6997AMMP

## Council Tax

Band E - £2720





| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 92        |
| (81-91) B   |  | 85                      |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <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.