Robert Ellis

look no further. . .

Dunston Close,
Long Eaton, Nottingham
NG10 2EX

£230,000 Freehold

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THIS IS AN EXTENDED, TWO BEDROOM PROPERTY PROVIDING HIGHLY APPOINTED OPEN PLAN GROUND FLOOR LIVING ACCOMMODATION AND A NEWLY FITTED KITCHEN AND BATHROOM.

Being located in this sought after location on the outskirts of Long Eaton, this two bedroom property has been extended to the rear to provide an open plan living area which includes a lounge and dining area, with there being a vaulted ceiling and Velux windows in the new part of the room and bi-fold doors lead out to the private landscaped rear garden. For the quality of the fittings and size of the accommodation to be appreciated, we recommend that interested parties do take a full inspection so they area able to see all that is included in this lovely property for themselves. The property is only a short walk away from the centre of Long Eaton where there are many local amenities and facilities, there are excellent local schools for all ages and sevreal transport links, all of which have helped to make this a popular and convenient place to live.

The property was originally built by Westerman Homes and has an attractive facia brick to the external elevations under a pitched tiled roof. The spacious accommodation derives all the benefits of having gas central heating and double glazing and is entered through the front door to the reception hall which has stairs leading to the first floor, there is a ground floor w.c. off the hall and there is engineered oak herringbone flooring which extends across the whole of the ground floor living accommodation. From the hall there are doors leading into the extended living space which includes a lounge and dining areas and to the exclusively fitted kitchen which has handle-less soft closing units, several integrated appliances and opens to the extended living accommodation at the rear. To the first floor the landing leads to the two bedrooms and the fully tiled re-fitted bathroom which has a white suite complete with a mains flow shower over the bath. Outside there is a garage positioned opposite the property, there is a lawned area and path at the front of the property and the rear garden has been landscaped with porcelain tiled patios to the rear of the property and side of the garden, there is an astroturf lawn, a pergola to one corner of the garden and the garden is kept private by having fencing to the boundaries with there being a gate providing access to a passageway which leads out to the road at the side of the property.

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

Porch
Open porch with an outside light leading through a half opaque double glazed front door with a matching side panel to:

Reception Hall
Stairs with cupboard under and a balustrade leading to the first floor, radiator and engineered herringbone oak flooring which extends across the whole of the ground floor living space.

Ground Floor w.c.
Having a white low flush w.c. and a corner hand basin with a mixer tap, radiator and engineered oak flooring.

Lounge/Dining Room
19'9 x 13'3 approx (6.02m x 4.04m approx)
The open plan living area has been extended at the rear and has a part vaulted ceiling with two Velux windows and a three bi-fold door system leading out to the private rear garden, radiator, acoustic panelling to part of one wall, engineered herringbone oak flooring and power points for a wall mounted TV.

Kitchen
13'2 x 7'5 approx (4.01m x 2.26m approx)
The exclusively re-fitted kitchen has graphite grey fronted base units with soft closing handle-less drawers and cupboards and there are contrasting wood grain effect wall units with composite marble style work surfaces with matching back panels and includes a sink with a mixer tap and four ring Neff hob set in a work surface extending to two walls with an integrated dishwasher, cupboards and drawers below, upright integrated fridge and freezer, oven and a microwave oven with cupboards above and below, upright shelved pantry cupboard, wood grain finished all cupboards and a hood and back plate to the cooking area, further work surface/breakfast bar with a double cupboard beneath, radiator, recessed lighting to the ceiling, double glazed window to the front and engineered herringbone oak flooring extending into the open plan living/dining area.

First Floor Landing
The Ideal boiler is housed in a built-in airing/storage cupboard, hatch to the loft and doors leading to the bedrooms and bathroom.

Bedroom 1
13'3 to 10'2 x 11'9 approx (4.04m to 3.10m x 3.58m approx)
Two double glazed windows with fitted blinds to the front and two radiators.

Bedroom 2
10'5 x 6'7 approx (3.18m x 2.01m approx)
Double glazed window with fitted blind to the rear and a radiator.

Bathroom
The bathroom has recently been re-fitted and is fully tiled with a white suite having a panelled bath with central mixer taps and a mains flow shower over including a rainwater shower head and hand held shower with a protective glazed screen, low flush w.c. and hand basin with a mixer tap and two drawers below, chrome ladder towel radiator, opaque double glazed window with blind, mirror to the wall by the sink position, recessed lighting and an extractor fan to the ceiling and vinyl flooring.

Outside
At the front of the property there is a block paved pathway leading to the front door and extending across the front of the house with lawns to either side of the path and there is access to the rear of the property via a path running along the rear of the adjoining property with a gate providing access to the rear garden of the property we are selling.

The rear garden has been landscaped and has porcelain tiled patios to the rear and side of the garden, an astroturf lawn, there is a pergola to the bottom left hand corner of the garden, outside lighting to either side of the bi-folding doors, fencing to the three boundaries and a gate which provides access to the road at the side.

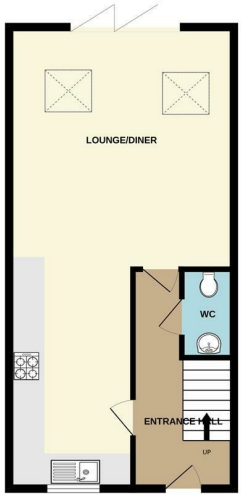
Garage
The garage is located opposite the property and this has an up and over door to the front.

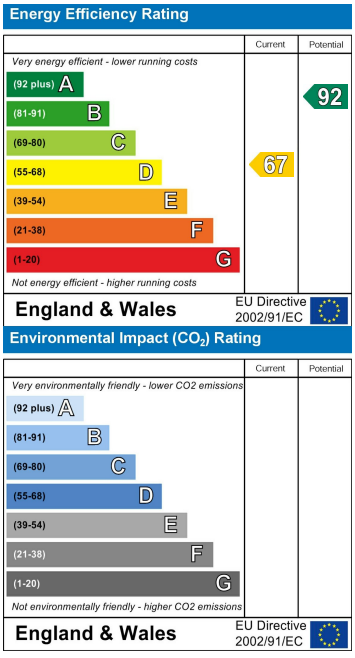
Directions
Proceed out of Long Eaton along Nottingham Road turning right into Grange Road and right again into Station Road. Proceed along turning left into Stafford Street continuing to the end where it becomes Cannock Way. Turn right following the road where Dunston Close can be found on the right hand side.
9039MP

Agents Notes
The EPC was carried out prior to any improvement and extension work.

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 15mbps Superfast 63mbps Ultrafast 1800mbps
Phone Signal – EE, Vodafone, 02, Three
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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