Robert Ellis

look no further...

Howard Close,
Long Eaton, Nottingham
NG10 1NG

O/O £180,000 Freehold

0115 946 1818

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THIS IS A WELL PRESENTED TWO BEDROOM PROPERTY SITUATED ON THE TUDOR COURT DEVELOPMENT JUST OFF CRANMER STREET, WHICH IS WITHIN A FEW MINUTES WALK OF THE TOWN CENTRE AND THEREFORE TO MANY LOCAL AMENITIES AND FACILITIES

A two bedroom mid property which provides well presented accommodation throughout and as people will see when they view, it is ready for immediate occupation. The property is part of a select development of similar two and three bedroom homes built by a well known company at the time called NJC Homes. Being extremely well insulated and having efficient electric heating system, this beautiful home is economical to run which is something the current owner can show to interested parties. As well as being situated in a quiet back water with no real through or passing traffic, this tastefully finished home, which would suit a whole range of buyers from people buying their first property to those who might be downsizing from a larger home, is literally a two minute walk from the Asda superstore which in turn is on the edge of the town centre which is one of the main reasons why people want to live in this extremely convenient and popular location.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and, as previously mentioned, derives the benefits of an efficient electric heating system. In brief the accommodation includes an open porch leading through the front door into the hall, from where there is wood grain effect flooring running through the lounge/sitting room into the fitted dining kitchen which has extensive ranges of grey wall and base units and integrated appliances and from the dining area there are double opening French style doors leading out to the private rear garden. To the first floor there are two bedrooms, the master bedroom has a built-in wardrobe and the bathroom which has a white suite with tiling to the walls and a shower over the bath position. Outside there is a pebbled area at the front of the house and a slabbed garden to the rear which has a secure storage unit for bikes and other equipment included, there is a large shed/workshop (13' x 9') which offers the potential to become a garden office, entertaining space or gym with both the front and rear gardens having been designed and landscaped to keep maintenance to a minimum. There is also a designated parking space allocated to the property and plenty of on road parking for visitors etc.

The Asda, Tesco, Aldi and Lidl stores and many other retail outlets are within a few minutes walk and it is in fact easier to walk to these than to get into a car and drive to them, there are excellent schools for all ages, healthcare and sports facilities, walks in the open spaces which can take you to Toton and there are excellent transport links which include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Open porch with a wood grain effect UPVC front door with inset opaque glazed panel leading to:

Reception Hall
Stairs leading to the first floor, electricity meter and consumer unit housed in a fitted cloaks cupboard and wood grain effect flooring which extends across the whole of the ground floor accommodation.

Lounge/Sitting Room
16' x 12' max reducing to 9' approx (4.88m x 3.66m max reducing to 2.74m approx)
Double glazed window to the front and wood grain effect flooring.

Dining Kitchen
12' x 9' approx (3.66m x 2.74m approx)
The re-fitted kitchen has grey gloss units and includes a grey composite quartz sink unit with mixer tap and a four ring hob set in a work surface which extends to three sides with drawers, cupboards, oven, integrated dishwasher and integrated automatic washing machine beneath, range of matching eye level wall cupboards to three walls with hood over the cooking area, space for an upright fridge/freezer, further corner storage cupboard which matches the rest of the units in the kitchen, wood grain effect flooring, double glazed window to the rear and double glazed French doors leading out to the rear garden.

First Floor Landing
Hot water tank housed in a built-in airing/storage cupboard and hatch to loft.

Bedroom 1
12'11" x 8'11" plus wardrobe approx (3.96m x 2.74m plus wardrobe approx)
Double glazed window to the front, built-in wardrobe and wall mounted heater.

Bedroom 2
9' x 7' approx (2.74m x 2.13m approx)
Double glazed window to the rear, cornice to the wall and ceiling and wall mounted heater.

Bathroom
The bathroom has a white suite including a panelled bath with shower and protective folding screen, low flush w.c. and pedestal wash hand basin, tiling to the walls by the bath, sink and w.c. areas, double glazed window to the rear and Dimplex wall mounted heater.

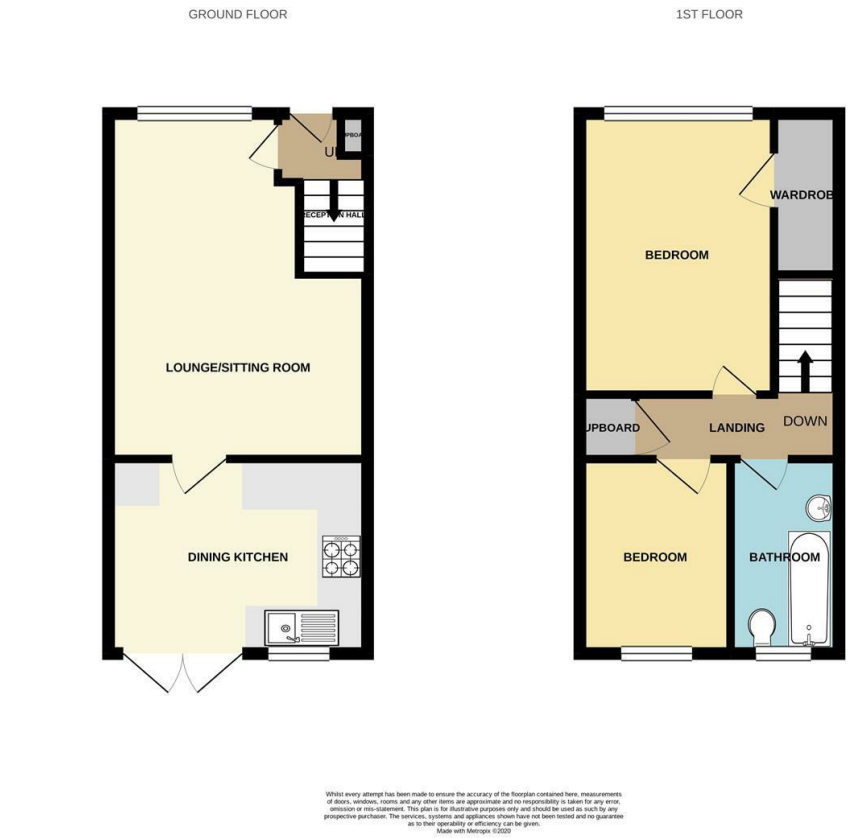
Outside
At the front of the property there is a pebbled area and a slabbed path leading to the front door from the pavement. At the rear there is a good size private garden which is not overlooked and has been designed and landscaped to keep maintenance to a minimum and is slabbed with fencing to the boundaries. There is a secure lock up unit at the rear of the property which will remain when the property is sold and this provides ideal secure storage for bikes and other equipment and a large shed/workshop (13' x 9') which offers the potential to become a garden office, entertaining space or gym. There is an outside tap and water supply provided.

Parking
There is an allocated parking space provided in the parking area close to the property.

Directions
Proceed out of Long Eaton along Derby Road and turn right into Cranmer Street, turn right into Olive Avenue and right again into Tudor Close. Turn left into Howard Close and the property can be found as identified by our 'for sale'board.
8085AMMP

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Electric
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps, Superfast 56mbps, Ultrafast 1000mbps
Phone Signal – 02, EE, Three, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water very low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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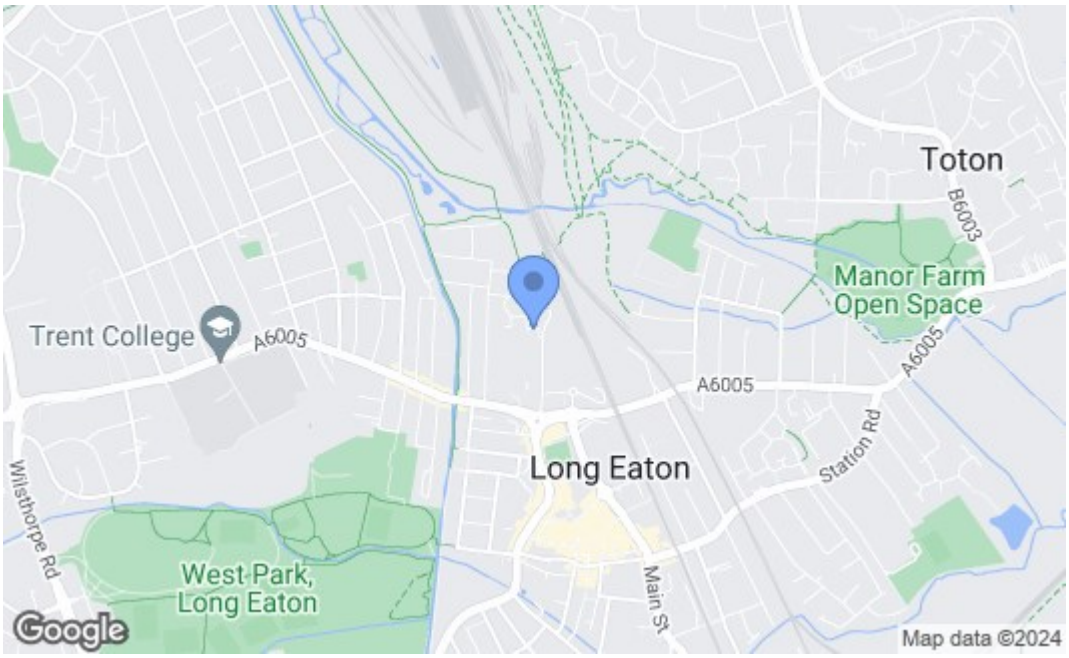

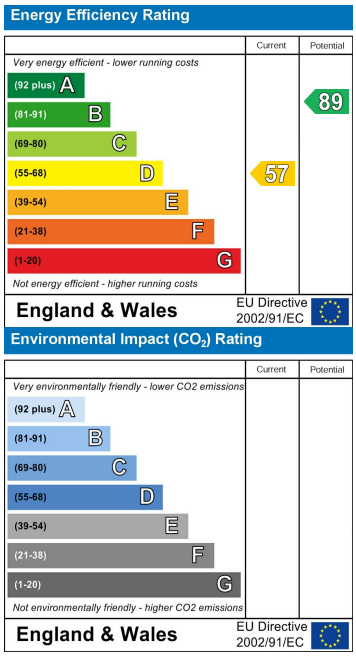

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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