Robert Ellis

look no further...

Eliot Close,

Long Eaton, Nottingham

NG10 3LS

£265,000 Freehold

THIS IS A THREE BEDROOM SEMI DETACHED HOUSE SITUATED ON A QUIET CUL-DE-SAC IN A MOST SOUGHT AFTER RESIDENTIAL AREA.

Being located on Eliot Close, this three bedroom property is being sold with the benefit of no upward chain and we believe the property will appeal to a whole range of buyers, from people buying their first property to those who might be downsizing and looking for a property which is easily managed and convenient for all the local amenities and facilities offered by the area. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend interested parties do take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of gas central heating and double glazing and in brief includes a reception hall with stairs leading to the first floor and a door leading into the lounge/sitting room which is positioned at the front of the house and there is an archway from this room into a separate dining area, from which there are patio doors leading into the conservatory which provides additional ground floor living space. The kitchen is well fitted with wall and base units and has integrated cooking appliances and to the first floor the landing leads to the three good size bedrooms and bathroom which is mostly tiled and has a white suite complete with a shower over the bath. Outside there is a lawn at the front and a driveway leading down the left hand side of the house where there is a car port close and there is a gate leading through to the rear. At the rear of the property there is a pebbled area leading onto a lawn with the garden being kept private by having fencing to the three boundaries

The property is well placed for easy access to excellent local schools for all ages, there are Asda, Tesco and Aldi stores and many other retail outlets in the centre of Long Eaton which is only a short drive away, there are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the transport links include junctions 24 and 25 of the M1, Long Eaton Station which is only a few minutes walk away from the house, East Midlands Airport and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Open porch with an outside light leading through a stylish composite panelled front door with inset arched opaque glazed panel to:

Reception Hall
Double glazed window to the side, stairs with hand rail leading to the first floor and a radiator.

Lounge/Sitting Room
13'2 x 12'3 max approx (4.01m x 3.73m max approx)
Double glazed window to the front, wooden Adam style fireplace with an inset and hearth, radiator, cupboard beneath the stairs housing the electric consumer unit, TV point and arched opening to:

Dining Area
10'8 x 7'7 approx (3.25m x 2.31m approx)
Double glazed patio doors leading into the conservatory and a radiator.

Conservatory
12'6 x 8'6 approx (3.81m x 2.59m approx)
Double glazed double opening French doors leading out to the rear garden, double glazed windows to the rear and side, vaulted polycarbonate roof and feature brickwork to one main wall and to the walls below the windows.

Kitchen
10'7 x 7'6 approx (3.23m x 2.29m approx)
The kitchen is fitted with wood grain effect units and includes a 1½ bowl sink with a mixer tap and a four ring gas hob set in a work surface which extends to two sides and has cupboards, drawers, integrated oven and space and plumbing for an automatic washing machine below, further work surface with cupboards and drawers beneath, matching eye level wall cupboards and a hood over the cooking area, tiling to the walls by the work surface areas, double glazed window to the rear, space for an upright fridge/freezer, radiator and half opaque double glazed door leading out to the side.

First Floor Landing
Double glazed window to the side, the balustrade continues from the stairs onto the landing, hatch to the loft and airing/storage cupboard which houses the Potterton gas boiler.

Bedroom 1
15' x 8'7 approx (4.57m x 2.62m approx)
Double glazed window to the front and a radiator.

Bedroom 2
9'2 x 8'7 approx (2.79m x 2.62m approx)
Double glazed window to the rear, shelving to two walls and a radiator.

Bedroom 3
9'6 max x 6'6 approx (2.90m max x 1.98m approx)
Double glazed window to the front, built-in cupboard having a fitted shelf, radiator, dado rail to the walls and shelving to one wall.

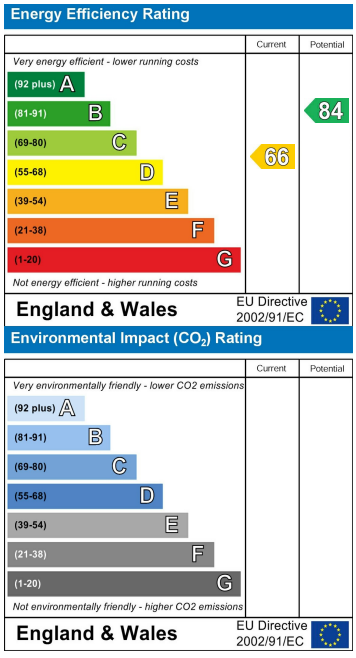
Bathroom
The bathroom has a white suite including a panelled bath with hand rails and a Mira electric shower over, low flush w.c. and a hand basin with a double cupboard beneath, chrome heated ladder towel, X-pelair fan, tiling to the walls by the bath, sink and w.c. areas.

Outside
At the front of the property there is a lawned area and a drive which runs down the left hand side of the property to a car port and there is a fence with a gate leading through to the rear garden. Outside lighting at the front and side of the property and there is a wall and fence to the left hand boundary.

To the immediate rear of the property there is a pebbled area which leads onto a lawned garden and at the bottom of the garden there is a wooden shed/summerhouse which will remain at the property when it is sold and the garden is kept privately by having fencing to the boundaries. There is an outside water supply and external lighting provided.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right into Wilsthorpe Road. Turn right into Ruskin Avenue, first left into Darwin Road and first left into Eliot Close where the property can be found on the left.
7141AMMP

Council Tax
Erewash Borough Council Band B



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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