Robert Ellis

look no further...

Sedgemoor Road,
Long Eaton, Nottingham
NG10 1PY

£299,950 Freehold

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AN EXTENDED AND WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME.

Robert Ellis are extremely pleased to bring to the market a property that has been extended to the rear and offers a lovely open plan kitchen diner onto the rear garden. The property over the last year or so has been re-decorated throughout, internal doors have been replaced and the bathroom has also been re-fitted. The property benefits from modern conveniences such as gas central heating and double glazing and is found on the popular Fields Farm development which is within easy reach of all the amenities and facilities provided by Long Eaton town centre and surrounding areas. An early internal viewing is a must to fully appreciate the accommodation on offer.

The property in brief comprises of an entrance hall, cloaks cupboard, ground floor w.c., lounge and open plan dining kitchen with conservatory off onto the rear garden. To the first floor there are three good size bedrooms and family bathroom. Outside to the front there is off the road parking for two cars and side access leading to a low maintenance rear garden.

As well as being within close proximity to the local shops provided by Long Eaton town centre, there are schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks along the Erewash Canal and Trent Lock and the transport links include junctions 24 and 25 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.

Entrance Hall
UPVC double glazed front entrance door, tiled floor, door to cloaks cupboard, radiator and door to:

Ground Floor w.c.
Low flush w.c., radiator, wash hand basin with vanity cupboard under, splashbacks, tiled floor, UVPC double glazed window to the side.

Lounge
15'9 x 13'3 approx (4.80m x 4.04m approx)
Two UPVC double glazed windows to the front, stairs to the first floor, gas fire with Adam style surround, radiator, TV and telephone points.

Kitchen
15'8 x 9'10 approx (4.78m x 3.00m approx)
Wall, base and drawer units with roll edged work surface over, Belfast sink with mixer tap, splashbacks, appliance space, plumbing for automatic washing machine, space for Range cooker with extractor hood over, radiator, breakfast bar, lowered ceiling with spotlights, tiled floor, UVPC double glazed window to the side and open to:

Conservatory
13'2 x 10'4 approx (4.01m x 3.15m approx)
Brick base conservatory with UPVC double glazed French doors onto the rear garden, radiator and tiled floor.

First Floor Landing
Access to loft, UVPC double glazed window to the side, door to storage cupboard and doors to:

Bedroom 1
13'7 x 9'1 approx (4.14m x 2.77m approx)
Laminate floor, UPVC double glazed window to the front, radiator.

Bedroom 2
13'2 x 9'1 approx (4.01m x 2.77m approx)
Laminate floor, UPVC double glazed window to the front, radiator.

Bedroom 3
9'10 x 7'2 approx (3.00m x 2.18m approx)
Laminate floor, UPVC double glazed window to the rear and radiator.

Bathroom
A white three piece suite comprising of a panelled bath with shower from the mains with a waterfall shower head and hand held shower head, low flush w.c., wash hand basin with vanity cupboard under, fully tiled walls and splashbacks, coving to ceiling, spotlights, tiled floor, modern vertical radiator and UPVC double glazed window to the front.

Outside
To the front of the property there is a block paved driveway and grey slate chippings offering parking for two cars which is privately enclosed with hedged borders. There is side access through double gates leading to the rear garden where there is a patio area leading onto a decked area. The garden has been designed for low maintenance, there are two sheds, one with power and a light and the garden is all privately enclosed with fenced boundaries. There are outside power points and an outside tap.

Directions
Proceed out of Long Eaton along Main Street and going straight over at the island with the Tappers Harker into Fields Farm Road. Take the first left into Bosworth Way, second left into Hoselett Field Road and take the second turning on the right into Sedgemoor Road where the property can be found on the right hand side as identified by our for sale board.
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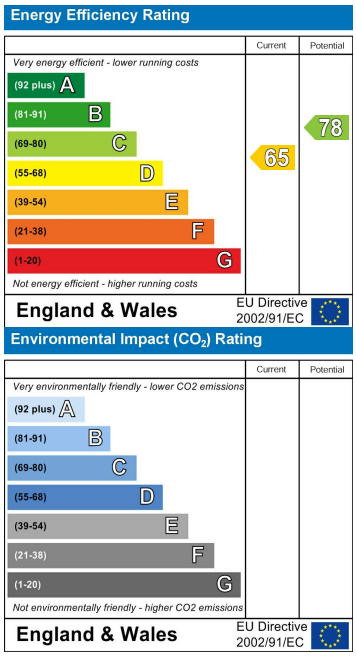

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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