Robert Ellis

look no further...

Chiltern Gardens,
Long Eaton, Nottingham
NG10 4FY

O/I/E £300,000 Freehold

A THREE BEDROOM DETACHED FAMILY HOME FOUND AT THE HEAD OF A CUL-DE-SAC.

Situated at the head of a delightful cul-de-sac, this three bedroom detached home is deceptively spacious throughout and benefits from a private rear garden, off street parking and garage. There is also the benefit of no upward chain and we strongly recommend all interested parties take an internal inspection so they can see all that is included in the property for themselves. The property is within easy reach of local schools and within walking distance of shops and facilities and there is also access to the M1 and A52 road networks which provide an easy commute to Nottingham and Derby.

The property is constructed of brick to the external elevation all under a pitched tiled roof and the well proportioned accommodation briefly comprises of a porch leading in to the lounge which then flows onto the dining room, kitchen, utility and ground floor w.c. To the first floor there are three bedrooms and the family shower room. Outside the front has great stance and curb appeal, a generous amount of off street parking with access to the garage and lawned garden. The rear garden is a great asset to the property as it is private and enclosed with delightful lawn, raised dug beds, patio area and garden shed. This can be accessed from the side or the rear door. This property will be extremely popular as it is situated in a highly desirable residential location and will make a fantastic family home.

Found a couple of minutes drive from Long Eaton town centre, Asda and Tesco superstores and numerous other retail outlets, schools for all ages, healthcare and sports facilities, excellent transport links including J25 of the M1, East Midlands Airport, Long Eaton station and the A52 providing direct access to Nottingham and Derby.

Porch
4'1 x 3'1 approx (1.24m x 0.94m approx)
UPVC double glazed door to the front and UPVC window to the side.

Lounge
14'1 x 12'6 approx (4.29m x 3.81m approx)
Double glazed window to the front, stairs to first floor, feature gas fireplace with surround, radiator.

Dining Room
9'7 x 8'4 approx (2.92m x 2.54m approx)
UPVC double glazed window to the rear, radiator.

Kitchen
9'7 x 8'1 approx (2.92m x 2.46m approx)
Double glazed window to the rear overlooking the garden, electric hob with extractor over, electric oven, stainless steel sink and drainer, wall and base units with roll edged work surface over, access to understairs storage cupboard.

Utility Room
8'5 x 8'4 approx (2.57m x 2.54m approx)
Roll edged work surface with plumbing and space for a washing machine under, UPVC door to rear and access to:

Ground Floor w.c.
4'5 x 2'4 approx (1.35m x 0.71m approx)
Double glazed window to the rear, corner wash hand basin and low flush w.c.

First Floor Landing
Double glazed window to the side and doors to:

Bedroom 1
11'5 x 9'8 approx (3.48m x 2.95m approx)
Fitted wardrobes, radiator and double glazed window to the front.

Bedroom 2
11'11 x 9'7 approx (3.63m x 2.92m approx)
Double glazed window to the rear, fitted wardrobes and radiator.

Bedroom 3
8'2 x 6'9 approx (2.49m x 2.06m approx)
Double glazed window to the front, overstairs storage cupboard and radiator.

Shower Room
6'9 x 5'7 approx (2.06m x 1.70m approx)
An electric corner shower with decorative patterned glass, vanity wash hand basin, splashbacks, low flush w.c., radiator and obscure double glazed window to the rear.

Outside
To the front the property has great stance and curb appeal from the road, there is ample off street parking and access to the garage. There is also a lawned garden to the front. The rear garden is private and enclosed, there is a generous lawn with raised beds with planted shrubs and bushes, patio area and garden shed.

Directions
Proceed out of Long Eaton along Derby Road continuing over the canal bridge and at the traffic island take the right hand turning onto Petersham Road, the first turning left onto Cheviot Road and follow the road round taking the fifth turning onto Chiltern Gardens.
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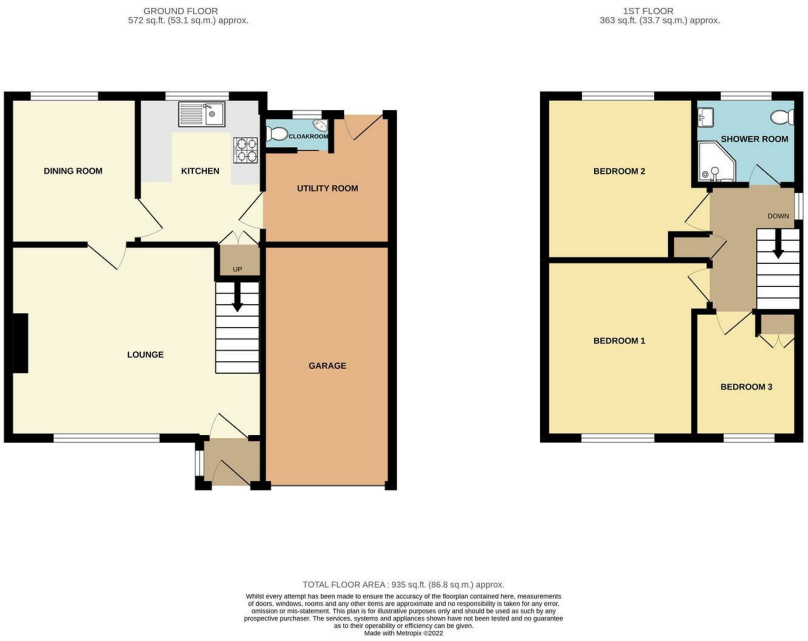

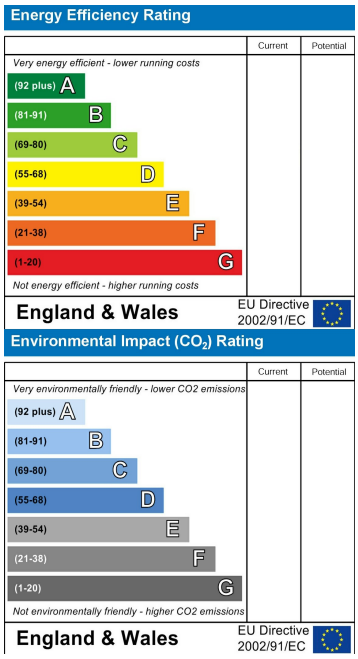

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818