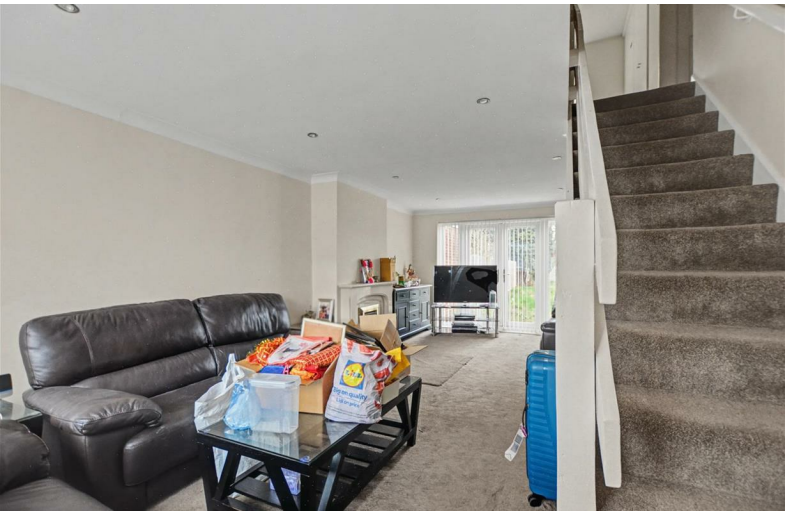
Robert Ellis

look no further...



Farndale Close,
Long Eaton, Nottingham
NG10 3PA

Price Guide £200,000

Freehold

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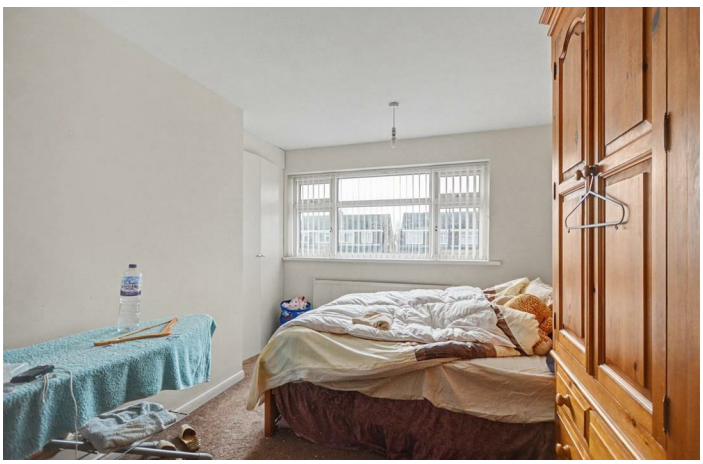
A SPACIOUS SEMI DETACHED HOUSE WITH THREE BEDROOMS, DRIVEWAY AND LARGE REAR LOCATED ON THE POPULAR DALES ESTATE IN LONG EATON.

The entrance door opens into the enclosed porch with door access into the lounge diner. The lounge diner is light and airy and benefits from being dual aspect with French doors opening to the rear garden. The kitchen is modern fitted with integral appliances and door leading to the side elevation.

The first floor landing has two storage cupboards, loft access and doors leading to the bedrooms and bathroom. The three bedrooms are all a good size and the family bathroom has a white three piece suite fitted. The rear garden is large and offers excellent privacy. There is a block paved driveway to the front providing off road parking for multiple vehicles and access to the integral single garage.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch
Enclosed porch with a composite entrance door, radiator, UPVC double glazed windows to the side, door to:

Lounge/Dining Room
22'6" x 11'10" approx (6.86m x 3.61m approx)
UPVC double glazed window to the front, UPVC double glazed French doors to the rear with light panels either side opening to the garden, ceiling spotlights, coving, two radiators, feature fireplace with marble surround and hearth, coal effect Living Flame gas fire, stairs to the first floor and door to:

Kitchen
8'0" x 12'4" approx (2.45m x 3.76m approx)
UPVC double glazed window to the rear, UPVC panel and double glazed door to the rear, wall, base and drawer units with marble effect laminate work surface over, tiled splashback, composite sink and drainer with chrome mixer tap, integrated single electric oven, gas hob with glass splashbacks, stainless steel extractor over, under cabinet lighting, space and plumbing for a washing machine, integrated fridge and freezer, tiled floor.

First Floor Landing
Two storage cupboards, loft access hatch and doors to:

Bedroom 1
14'6" x 8'4" approx (4.42m x 2.55m approx)
UPVC double glazed window with fitted blind to the front, radiator, storage cupboard over the stairs.

Bedroom 2
11'8" to wardrobes x 7'10" approx (3.58m to wardrobes x 2.41m approx)
UPVC double glazed window with fitted blind to the rear, radiator, built-in wardrobes with hanging and shelving.

Bedroom 3
11'5" x 8'3" approx (3.49m x 2.54m approx)
UPVC double glazed window with fitted blind to the front, radiator.

Bathroom
7'9" x 6'4" approx (2.37m x 1.95m approx)
Obscure UPVC double glazed window to the rear, ceiling spotlights, extractor fan, three piece white suite comprising of a low flush w.c., vanity wash hand basin with chrome mixer tap, bath with Mira Sport shower over, tiled walls and floor, radiator.

Outside
There is a block paved driveway to the front providing off road parking for a number of vehicles and leading to the garage.

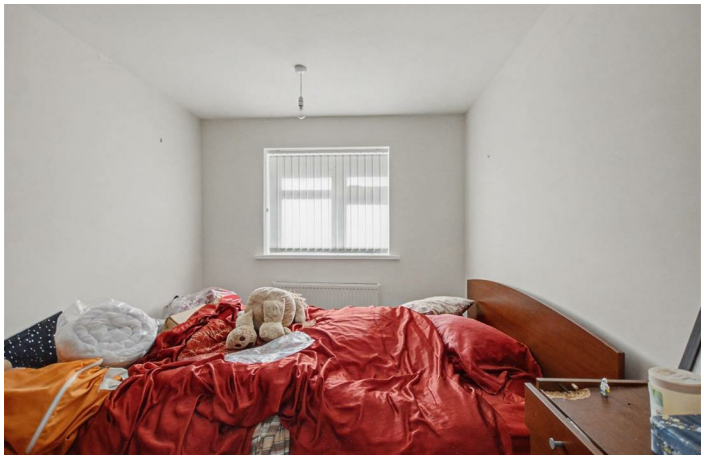
To the rear there is a good size garden, lawned garden, wooden fence to the boundaries and gated access to the front.

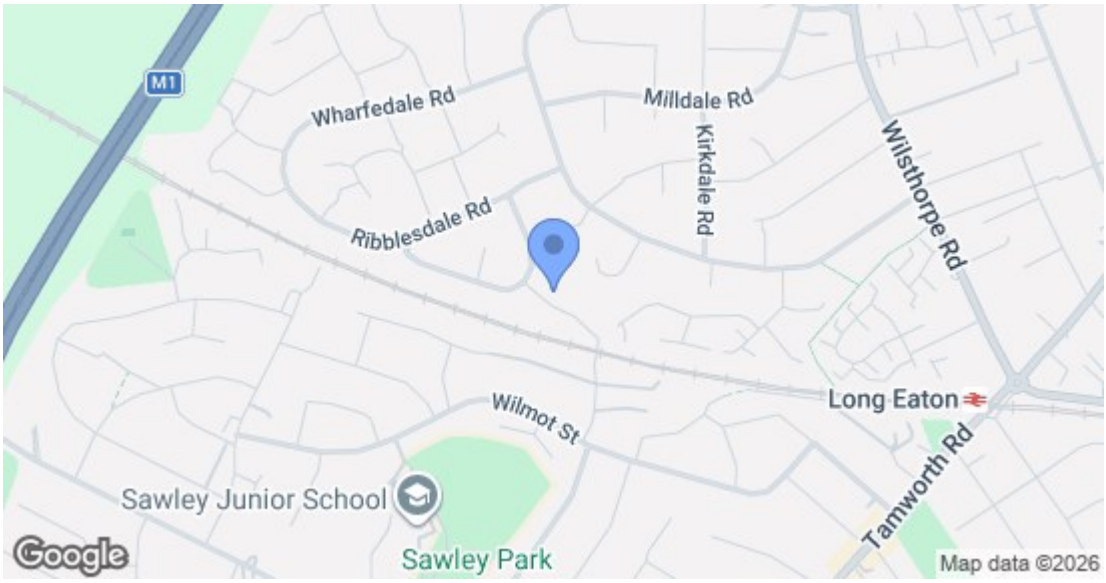
Garage
Integral single garage with up and over door.

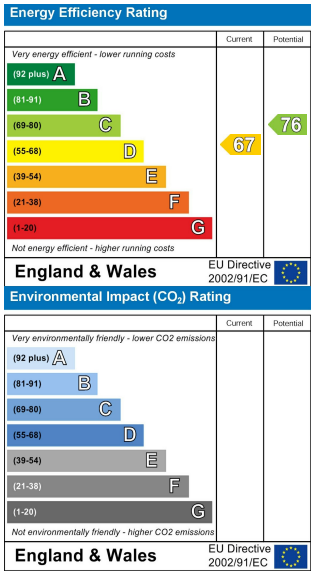
Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second mini island turn right onto Dovedale Avenue, fifth right onto Ribblesdale Road, first left onto Lathkilldale Crescent and Farndale Close can be found as a turning on the left hand side.
9122MH

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 5mbps Superfast 79mbps Ultrafast 1000mbps
Phone Signal – Vodafone, 02, Three, EE
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.