Robert Ellis

look no further...

Bosworth Way,
Long Eaton, Nottingham
NG10 1EA

£340,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A FOUR BEDROOM DETACHED FAMILY PROPERTY SITUATED ON THE EVER POPULAR FIELDS FARM DEVELOPMENT WITH INTEGRAL GARAGE, VIEWING HIGHLY RECOMMENDED

Welcome to this four-bedroom detached house, a spacious and well-presented home located in a popular area on the Fields Farm development, offering an enviable lifestyle within easy reach of local amenities and excellent transport links. Upon entering, you're greeted by a welcoming hallway leading to the reception room with natural light streaming in from the large bay window, creating a warm and inviting ambiance. The property derives the benefit of modern conveniences such as GAS CENTRAL HEATING along with DOUBLE GLAZING. This property would suit a family looking to put their stamp on their own home. For the full size and extent of the property to be fully appreciated we would strongly recommend all interested parties to take a full inspection so they are able to see all that is included for themselves.

The property being one of the original Show homes, offers spacious family living accommodation over two floors constructed of brick to the external elevations all under a tiled roof. In brief the property comprises an entrance hallway, ground floor WC, bay fronted living room, OPEN PLAN LIVING/DINER to the rear with French doors providing access to the conservatory and onto the rear enclosed garden, breakfast kitchen with access into the integral garage. To the first floor there are four bedrooms with the master bedroom benefiting from having an EN SUITE SHOWER ROOM and a separate family bathroom. To the front of the property there is a driveway providing ample off the road vehicle hard standing, leading to the integral garage whilst to the rear there is a garden being laid mainly to lawn.

The property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, health care and sports facilities and the TRANSPORT LINKS include J25 of the M1, East Midlands Airport, Long Eaton Station which is literally only a few minutes walk away and the A52 and other main roads all of which provide good access to both Nottingham and Derby.

Porch
4'3 x 2'7 approx (1.30m x 0.79m approx)
Wooden door to the front, UPVC windows to the side, ceiling light, laminate floor and electric heater.

Entrance Hallway
2'5 x 8'7 approx (0.74m x 2.62m approx)
Wooden front door to the porch, laminate flooring, ceiling light, radiator and doors to:

Ground Floor w.c.
2'1 x 4'6 approx (0.64m x 1.37m approx)
Obscure UPVC double glazed window to the front, ceiling light, wash hand basin and vanity cupboard under, low flush w.c.

Lounge
17'8 x 13'1 approx (5.38m x 3.99m approx)
UPVC double glazed bay window to the front, carpeted flooring, ceiling lights, radiator, TV point and gas fireplace with marble hearth and wooden surround.

Dining Room
7'3 x 9'9 approx (2.21m x 2.97m approx)
Double glazed metal sliding doors to the conservatory, carpeted flooring, radiator and ceiling light.

Conservatory
8'7 x 8'4 approx (2.62m x 2.54m approx)
Brick built conservatory with UPVC double glazed windows, French doors to the garden, wall lights and tiled flooring.

Breakfast Kitchen
9'2 x 16'8 approx (2.79m x 5.08m approx)
Two UPVC double glazed windows to the rear, UPVC double glazed door with inset obscure glass, linoleum flooring, two fluorescent tube lights, wall and base units with cream work surface and splashbacks, integrated cooker inset sink and drainer with a swan neck mixer tap, integrated dishwasher, radiator and door to the rear and garage.

First Floor Landing
9' x 10'1 approx (2.74m x 3.07m approx)
An L shaped landing with carpeted flooring, ceiling light, airing/storage cupboard, access hatch to the loft and doors to:

Bedroom 1
8'1 x 14' approx (2.46m x 4.27m approx)
UPVC double glazed windows to the front and side, carpeted flooring, ceiling light, radiator and built-in wardrobes and vanity unit with fitted seat under the window.

En-Suite
8'2 x 5'7 approx (2.49m x 1.70m approx)
Obscure UPVC double glazed window to the rear, ceiling light, a large walk-in electric shower, low flush w.c. and wash hand basin, tiled flooring and extractor fan.

Bedroom 2
11'9 x 9'6 approx (3.58m x 2.90m approx)
UPVC double glazed window to the front, carpeted flooring, ceiling light, radiator, built-in wardrobes and vanity unit and built-in bedside tables.

Bedroom 3
11'2 x 9'7 approx (3.40m x 2.92m approx)
UPVC double glazed window to the rear, carpeted flooring, ceiling light, radiator, built-in storage cupboard with vanity unit and built-in bedside tables.

Bedroom 4
7'5 x 6'7 approx (2.26m x 2.01m approx)
UPVC double glazed window to the front, carpeted flooring, ceiling light, radiator and built-in wardrobe.

Bathroom
6'9 x 4'9 approx (2.06m x 1.45m approx)
Obscure UPVC double glazed window to the rear, tiled flooring, ceiling light, built-in vanity unit housing the sink, low flush w.c. and bath with shower over, extractor fan.

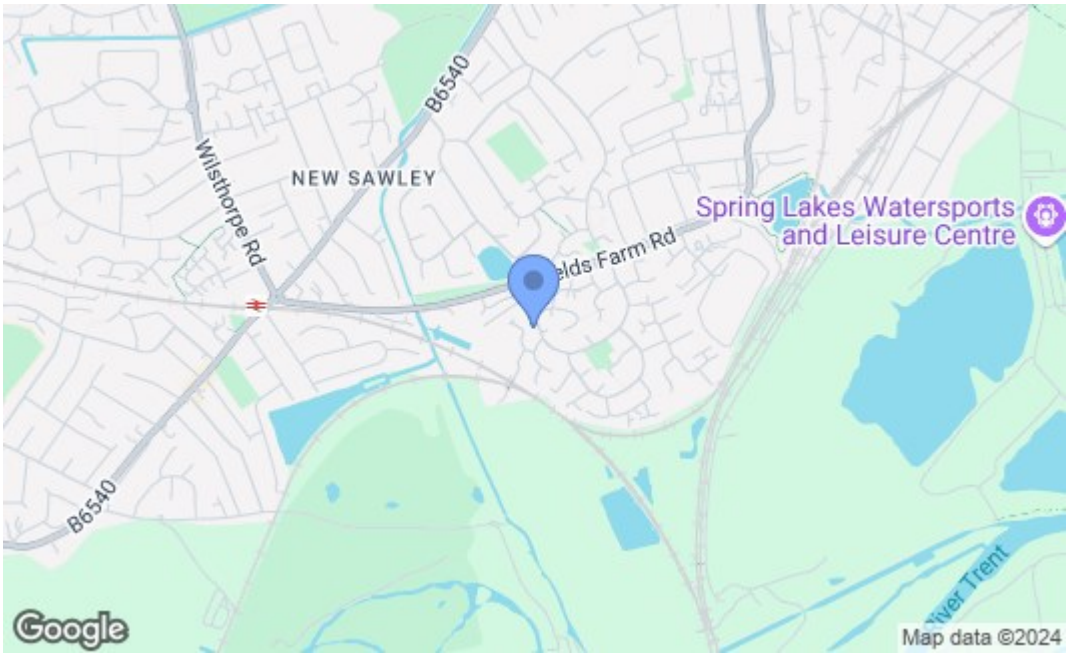
Integral Garage
7'8 x 16'7 approx (2.34m x 5.05m approx)
Up and over door to the front, carpeted flooring, power and lighting and base units for storage.

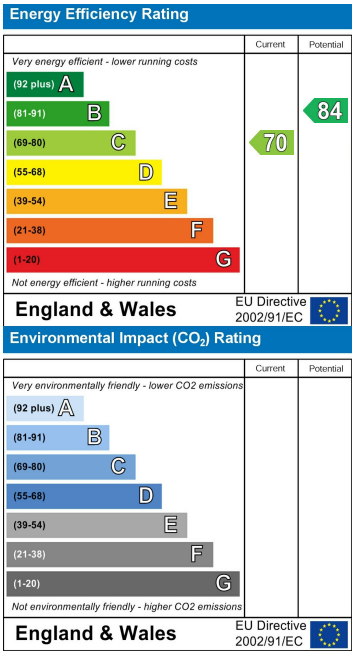
Outside
To the front of the property there is a driveway providing off road parking for at least two vehicles and leading to the integral garage, lawned garden with established shrubs.

There is an enclosed rear garden with hedges and fencing to the boundaries, a patio area to the side with gated access via the left hand side of the property with a lawned area and some established shrubs.

Directions
Proceed out of Long Eaton along Main Street and at the Tappers Harker traffic island continue straight over onto Fields Farm Road. Take the second turning on the left into Bosworth Way where the property can be found on the left.
7924AMJG

Council Tax
Erewash Borough Council Band D





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.