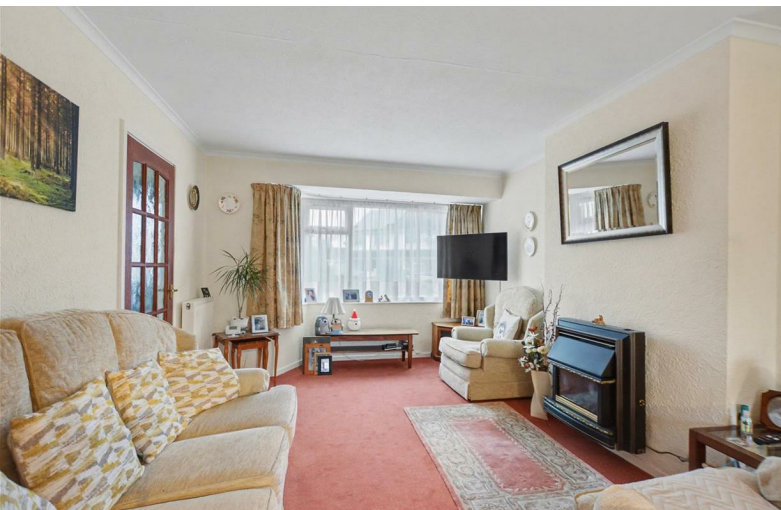




Quorndon Crescent,  
Long Eaton, Nottingham  
NG10 1AL

**O/O £270,000 Freehold**



A TRADITIONAL THREE BEDROOM SEMI DETACHED HOME ON A LARGE CORNER PLOT WITH A GARAGE BEING SOLD WITH NO UPWARD CHAIN!

Situated in a quiet and sought-after cul de sac on Quorndon Crescent, this traditional three bedroom semi-detached home occupies a substantial corner plot and offers excellent potential for a range of buyers. The property benefits from a garage, gas central heating and double glazing throughout, and is offered to the market with the advantage of no upward chain. A particular highlight is the generous, enclosed rear garden, which enjoys a good degree of privacy and features a handy gated access leading directly onto a pathway towards Trent Lock, ideal for walking and outdoor leisure. With well-proportioned accommodation, off-road parking and scope for further enhancement (subject to the necessary permissions), this home represents a fantastic opportunity in a popular residential location.

The property is of traditional brick construction under a pitched tiled roof and is entered via a composite front door into the entrance hall. From here there is access to a spacious dual-aspect lounge diner, providing ample living and dining space, along with a fully fitted kitchen which benefits from a door opening directly onto the rear garden. To the first floor, the landing leads to three bedrooms, two of which feature built-in wardrobes, and a family bathroom. Externally, to the front of the property there is a driveway providing off-road parking for two vehicles in front of the garage, all set within a quiet cul de sac location. The main feature of the home is the substantial rear garden, occupying a corner plot and laid predominantly to lawn with pathways and a variety of established shrubs and trees. As previously mentioned, there is a secure gated access at the rear leading to a pathway, ideal for walks towards Trent Lock and the canal.

The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area which includes Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, if required there are schools for all ages within walking distance of the property and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached by the Skylink bus, Long Eaton train station is only a few minutes walk away and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

5'7 x 13'3 approx (1.70m x 4.04m approx)

Composite front door with obscure glazed panels either side, carpeted flooring, ceiling light, gas heater, double radiator, stairs to the first floor, doors to the lounge and kitchen, understairs storage cupboard.

### Lounge/Diner

24'8 x 10'8 approx (7.52m x 3.25m approx)

UPVC double glazed windows to the front and rear, carpeted flooring, double radiator, ceiling light, telephone and TV points, gas fire, coving, serving hatch through to the kitchen.

### Kitchen

8'9 x 8'9 approx (2.67m x 2.67m approx)

UPVC double glazed window to the rear and UPVC door to the side, vinyl flooring, ceiling light, radiator, Shaker style wall, drawer and base units with laminate roll edged work surface over, tiled splashbacks, inset stainless steel 1 1/2 bowl sink and drainer with a swan neck mixer tap, space for an under counter washing machine and fridge freezer, space for a free standing cooker.

### First Floor Landing

8'6 x 6'1 approx (2.59m x 1.85m approx)

UPVC double glazed window to the side, carpeted flooring, ceiling light, loft access hatch, telephone point, airing/storage cupboard housing the Baxi combi boiler (3/4 years old with full service history).

### Bedroom 1

10'3 x 9'1 approx (3.12m x 2.77m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light, coving, TV point, built-in wardrobes and matching bedside cabinets.

### Bedroom 2

10'4 x 8'6 approx (3.15m x 2.59m approx)

UPVC double glazed window to the rear, carpeted flooring, ceiling light, coving, built-in mirror wardrobes to one wall.

### Bedroom 3

7'4 x 6'8 approx (2.24m x 2.03m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light, coving, built-in storage cupboard above the bulk head.

### Bathroom

5' x 6' approx (1.52m x 1.83m approx)

Obscure UPVC double glazed window to the rear, double radiator, large walk-in shower with electric shower, ceiling spotlights, vanity unit housing the wash hand basin with a mixer tap and low flush w.c., tiled splashbacks.

### Outside

The property is found on a large corner plot with a gravelled driveway providing parking for at least two vehicles in front of the garage, there is a gate leading to the rear garden, raised brick built planter with established shrubs and plants leading to the front door with a tiled step.

To the rear there is a patio leading onto two gravelled areas, patio path with shrubs and trees, planters around the garden, enclosed with fencing, gate leading to the path which runs to Trent Lock and the canal.

### Garage

26' x 8'9 approx (7.92m x 2.67m approx)

With two windows to the side and door to the side, with lighting and power, up and over door to the front, with benches and worktop.

### Directions

Proceed out of Long Eaton along Tamworth Road and just before the canal bridge turn left into Wyvern Avenue following the road around into Lodge Road where Quomdon Crescent can be found as a turning on the left. 9109JG

### 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 10mbps Superfast 55mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

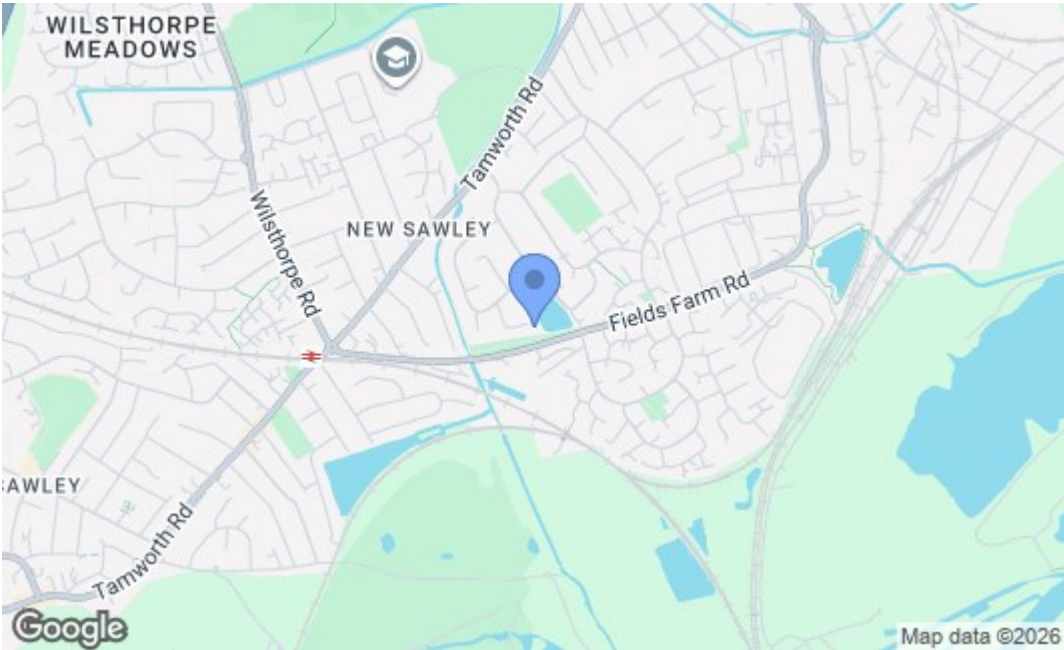
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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.