Robert Ellis

look no further...

Overdale Close,
Long Eaton, Nottingham
NG10 3JJ

O/O £135,000 Freehold

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A FANTASTIC ONE BEDROOM QUARTER HOUSE IN THE SOUGHT AFTER DALES ESTATE, READY TO MOVE INTO AND PERFECT FOR FIRST TIME BUYERS

Situated on the highly sought-after Dales Estate in Long Eaton, this charming and quirky one-bedroom quarter house offers an excellent opportunity for first-time buyers, investors or those looking to downsize. Ready to move straight into, the property benefits from well-presented accommodation throughout, a bright conservatory providing additional living space, and an enclosed private rear garden ideal for relaxing or entertaining. Further benefits include allocated off-street parking, a fitted kitchen, spacious lounge, double bedroom and bathroom. Positioned within easy reach of local amenities, transport links and countryside walks, this delightful home combines convenience with character. An internal viewing is highly recommended to fully appreciate the accommodation and location on offer.

The property is entered via a hallway which provides access to the fitted kitchen and lounge. The kitchen is fitted with a range of wall and base units and leads through to the conservatory, which enjoys views over the enclosed rear garden and has French doors opening onto the patio and lawned garden beyond. To the first floor, the landing leads to a double bedroom and a bathroom fitted with a three-piece suite incorporating a shower over the bath. Outside, the property benefits from an enclosed private rear garden, laid mainly to lawn, together with allocated off-road parking.

The property is within easy reach of the main shopping facilities provided in Long Eaton with Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1 which is literally only a few minutes drive away, 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.

Entrance Hall
5'8 x 7'2 approx (1.73m x 2.18m approx)
Composite panelled front door, obscure double glazed window to the front, tiled floor, radiator, ceiling light, doors to:

Kitchen
7' x 5'8 approx (2.13m x 1.73m approx)
French doors to the conservatory, tiled flooring, wall, base and drawer units with work surfaces over, inset sink and drainer, electric oven, hob and extractor over, space for a washing machine, ceiling light.

Lounge
10'4 x 11'9 approx (3.15m x 3.58m approx)
Double glazed window to the front, carpeted flooring, recessed lighting, door to the rear with double glazed window to the side, storage cupboard, radiator, TV point.

Conservatory
Laminate flooring, ceiling light, double doors to the garden.

First Floor Landing
6'1 x 5'8 approx (1.85m x 1.73m approx)
Built-in wardrobes, ceiling light, loft access hatch and door to:

Bedroom
11'4 x 8'8 approx (3.45m x 2.64m approx)
Double glazed window to the front, radiator, carpeted flooring, storage cupboard housing the boiler, ceiling light.

Bathroom
Tiled floor, bath with hand held shower, low flush w.c., radiator, wash hand basin with mixer tap.

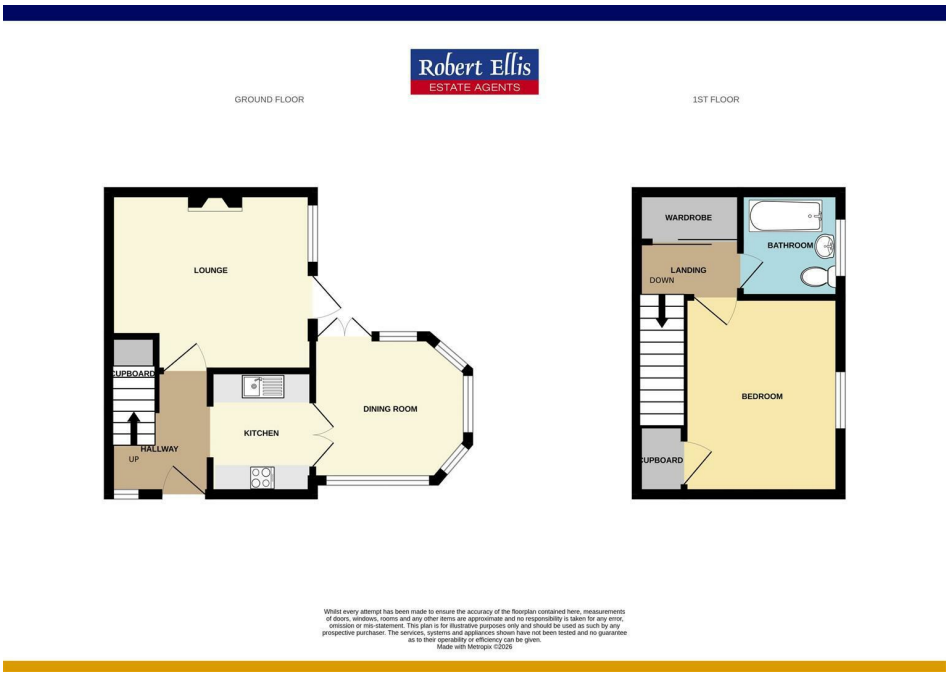
Outside
There is an allocated parking space to the front.

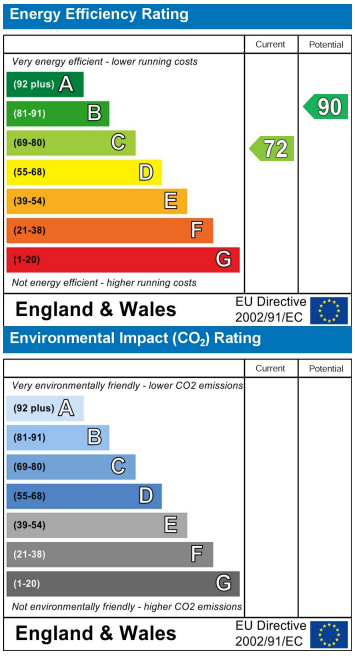
To the rear there is wooden decking to the rear, hedges to the boundaries.

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, fourth right onto Wharfedale Road and third right into Overdale Close.
9378JM

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 2mbps Superfast 56mbps 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





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.

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