



Wharfedale Road,  
Long Eaton, Nottingham  
NG10 3HG

**£220,000 Freehold**





AN IMMACULATELY PRESENTED SEMI DETACHED BUNGALOW THAT IS MODERN THORUGHOUT AND CONVIENTLY LOCATED.

Robert Ellis are delighted to market this impressive semi detached bungalow that would appeal to buyers that are looking to move straight in and not have to do any work or update. Located on the popular Dales Estate in Long Eaton and being close proximity to all amenities. This delightful bungalow is set back from the main road with timber gates providing access to the entrance door which is located on the side elevation. The stable style UPVC double glazed door leads into the open plan kitchen, dining and living area which is light and airy with two windows to the front. The kitchen is modern fitted and well equipped with integrated appliances, plenty of storage and lots of worktop space.

The main bedroom is double size with a window overlooking the rear garden. The second bedroom is a versatile room with French doors leading to the rear garden and could be used as dining room or additional reception. The modern fitted three piece bathroom would appeal and is a good size. To the front there is a block paved driveway providing off road parking for a number of vehicles with a decorative low maintenance border. The double timber gates open to the side and lead to the rear garden. There is a covered decked seating area and a central laid to lawn with mature borders.

The property is very close to the local store on the Dales Estate with Asda, Tesco, Lidl and Aldi stores being found in nearby Long Eaton where there are many other retail outlets, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton station which is just a few minutes walk away and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Entrance Door

UPVC double glazed stable style door to the side elevation opening into:

### Open Plan Living/Dining Kitchen Area

15'11" x 15'8" approx (4.86m x 4.79m approx)

Two UPVC double glazed windows to the front, ceiling spotlights, grey wood effect laminate flooring, radiator, access hatch with pull down ladder to the loft which is boarded, has a light and is where the boiler is positioned. Modern fitted grey Shaker style wall, base and drawer units with laminate work surface over, tiled splashbacks, under cabinet lighting, stainless steel sink and drainer with chrome mixer tap, integrated electric hob and single electric oven with extractor over, integrated washing machine and integrated fridge/freezer.

### Bedroom 1

13'2" x 8'9" approx (4.02m x 2.68m approx)

UPVC double glazed window to the rear and a radiator.

### Bedroom 2

6'10" x 9'3" approx (2.09m x 2.84m approx)

UPVC double glazed French doors to the rear, grey wood effect laminate flooring and a radiator. A versatile room which could be a bedroom, dining room or office.

### Bathroom

6'2" x 4'10" approx (1.9m x 1.49m approx)

Obscure UPVC double glazed window to the side, ceiling spotlights, modern fitted three piece white suite comprising of a bath with mains fed shower over, vanity wash hand basin and concealed low flush w.c., chrome heated towel rail, tiled splashback and tiled floor.

### Outside

There is a block paved driveway to the front providing off road parking for multiple vehicles,

chippings to the borders and a timber gate providing access to the front door.

The rear garden has a covered decked area, lawned garden, outside tap, block paved area to the side, well established borders, timber storage shed and enclosed with timber fence panels to the boundaries.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. At the second mini island turn right onto Dovedale Avenue, following the road around and take the fourth right into Wharfedale Road and the property can be found on the left as identified by our for sale board.

9051MH

### 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 1mbps Superfast

1mbps Ultrafast 1mbps

Phone Signal – Vodafone, 02, Three, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

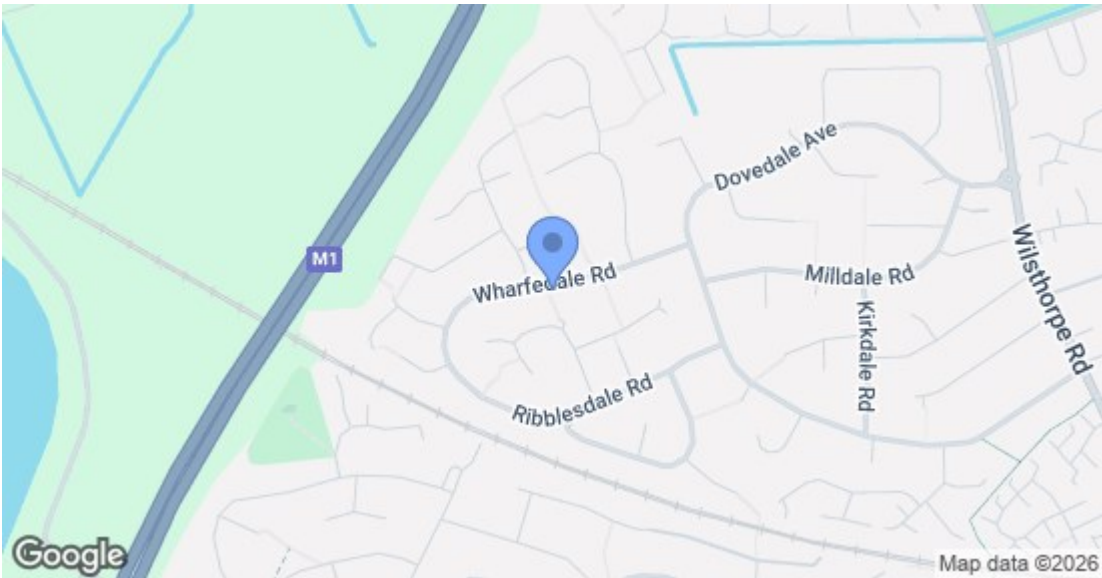
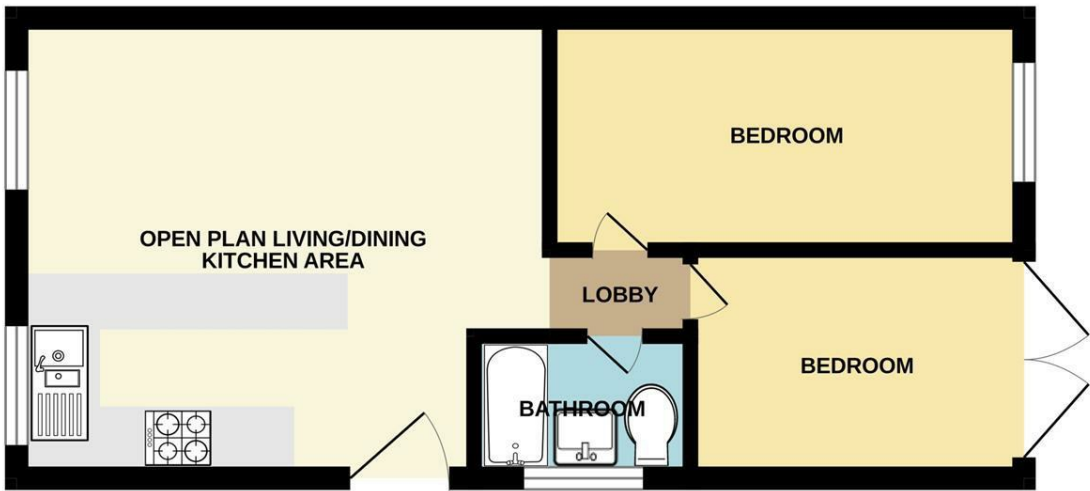
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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.