Robert Ellis

*look no further...*

Fosbrooke Drive,
Long Eaton, Nottingham
NG10 1HJ

**O/I/E £330,000 Freehold**

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GUIDE PRICE £330,000 - £335,000* A WELL PRESENTED AND SPACIOUS, FOUR BEDROOM DETACHED FAMILY HOME OFFERING AMPLE ACCOMODATION, OFF STREET PARKING, GARAGE AND LOW MAINTENANCE REAR GARDEN AND SITTING AT THE HEAD OF A QUIET CUL-DE-SAC.

Robert Ellis are delighted to bring to the market this fantastic example of a four bedroom detached family home within the heart of Long Eaton. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. This property would be ideal for a wide range of buyers and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, downstairs WC, open plan lounge/diner, conservatory overlooking the garden and kitchen/breakfast with integrated appliances. To the first floor, the landing leads to a spacious family bathroom, master bedroom with fitted wardrobes and an en-suite shower room and three further generously sized bedrooms. To the exterior, the property sits at the head of this quiet cul-de-sac location and benefits ample off street parking for two vehicles, with access into the brick built garage through an up and over manual door with a side door. To the rear, there is a low maintenance garden with a patio area, flower beds and wooden storage shed.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. There are fantastic transport links available such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to Nottingham and Derby with East Midlands Airport and local train stations just a short drive away.

## Entrance Hall
Composite front door, laminate flooring, radiator, textured ceiling, ceiling light.

## Downstairs WC
2'5 x 5'0 (0.74m x 1.52m)
uPVC double glazed patterned window overlooking the front, vinyl flooring, WC, wall mounted sink, textured ceiling, ceiling light.

## Lounge/Diner
11'5 x22'2 x 9'2 (3.48m x6.76m x 2.79m)
uPVC double glazed bay window overlooking the front, laminate flooring, radiator, gas fire, radiator, uPVC double glazed sliding door to the conservatory, painted plaster ceiling, ceiling light.

## Conservatory
8'7 x 10'7 (2.62m x 3.23m)
uPVC double glazed windows and French doors overlooking and leading to the rear garden, tiled flooring.

## Kitchen/Breakfast
10'9 x 17'0 (3.28m x 5.18m)
uPVC double glazed window overlooking the rear and uPVC double glazed door leading to the rear, tiled flooring, painted plaster ceiling, spotlights, integrated fridge freezer with secondary freezer, integrated electric oven, gas hob and overhead extractor fan, integrated dishwasher, space for washing machine.

## First Floor Landing
Carpeted flooring, textured ceiling, ceiling light.

## Master Bedroom
9'7 x 10'0 (2.92m x 3.05m)
uPVC double glazed window overlooking the rear, carpeted flooring, radiator, fitted wardrobes, textured ceiling, ceiling light.

## En-Suite
3'5 x 5'4 (1.04m x 1.63m)
uPVC double glazed patterned window overlooking the rear, vinyl flooring, top mounted sink, WC, textured ceiling, ceiling light.

## Bedroom Two
11'8 x 8'5 (3.56m x 2.57m)
uPVC double glazed window overlooking the front, carpeted flooring, fitted wardrobes, radiator, textured ceiling, ceiling light.

## Bedroom Three
9'1 x 8'6 (2.77m x 2.59m)
uPVC double glazed window overlooking the front, carpeted flooring, radiator, built in storage cupboard, textured ceiling, ceiling light.

## Bedroom Four
7'6 x 8'4 (2.29m x 2.54m)
uPVC double glazed window overlooking the front, carpeted flooring, radiator, fitted wardrobe, textured ceiling, ceiling light.

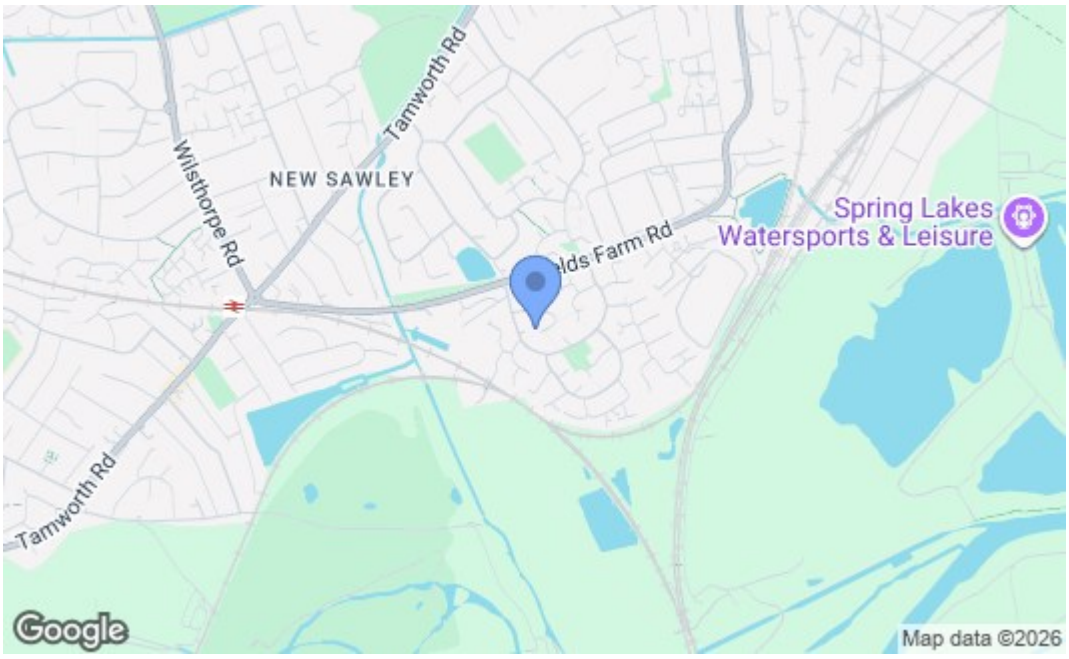
## Family Bathroom
7'5 x 5'6 (2.26m x 1.68m)
uPVC double glazed patterned window overlooking the rear, LVT flooring, bath with mixer tap and shower over the bath, pedestal sink, WC, radiator, storage cupboards, painted plaster ceiling, spotlights.

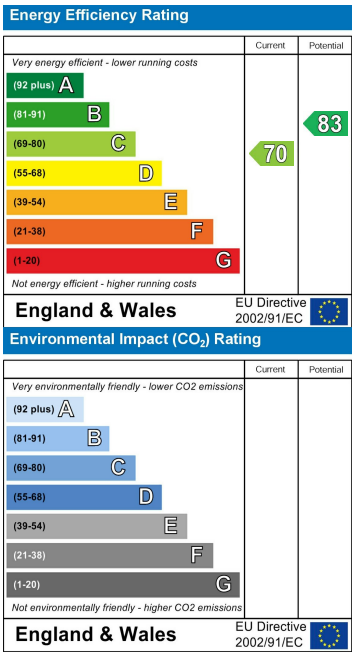
## Outside
To the front of the property there is ample off street parking available via a driveway and access into the garage through the up and over manual door. The garage benefits power and lighting throughout and has a side door. To the rear there is a low maintenance garden with a patio area, flower beds and wooden storage shed.

## Directions
Proceed out of Long Eaton along Tamworth Road continuing to the railway station roundabout. Turn left onto Fields Farm Road and take the first left into Bosworth Way. Take the first left into Fosbrooke Drive and continue around to the right where the property will be found at the head of the cul-de-sac
8484RS

## Council Tax
Erewash Borough Council Band D

## Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT AND SKY
Broadband Speed -
Standard 6 mbps
Superfast 80 mbps
Ultrafast 1800 mbps
Phone Signal – O2, EE, THREE AND VODAFONE
Sewage – Mains supply
Flood Risk – No, surface water
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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