



Cuillin Close,
Long Eaton, Nottingham
NG10 4NT

£350,000 Freehold



A FOUR BEDROOM DETACHED FAMILY HOME SITTING ON A CORNER PLOT OFFERING THE POTENTIAL TO EXTEND.

Robert Ellis are delighted to bring to the market this detached family property situated in a popular cul-de-sac location offering four good size bedroom and spacious living accommodation. With a large block paved driveway to the front providing ample off the road vehicle hard standing leading to the tandem garage. With gardens to the front, side and rear, an early viewing comes highly recommended. The property comes to the market with the benefit of no upward chain.

The property is constructed of brick to the external elevation all under a tiled roof and derives the benefit of modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance storm porch, entrance hall, ground floor shower room, re-fitted kitchen, large living room with separate dining room and conservatory. To the first floor there are four good size bedrooms and the family bathroom. As previously mentioned the property sits on a corner plot and there is a driveway to the front, gardens laid to lawn to the front, side and rear offering the scope to further extend subject to the necessary permissions.

Found a couple of minutes drive from Long Eaton town centre, Asda and Tesco superstores and numerous other retail outlets, schools for all ages, healthcare and sports facilities, excellent transport links including J25 of the M1, East Midlands Airport, Long Eaton station and the A52 providing direct access to Nottingham and Derby. Contact the office to make your appointment to view today, selling with the benefit of no upward chain.



Entrance Porch

UPVC double glazed door to the front with fixed double glazed window to the front, tiling to the floor, wall light point and internal glazed door to:

Entrance Hall

Wall mounted radiator, stairs to the first floor, ceiling light point, understairs cupboard providing useful additional storage and panelled doors to:

Living Room

18'9 x 13'5 approx (5.72m x 4.09m approx)

UPVC double glazed picture window to the front, wall mounted double radiator, coving to the ceiling, ceiling light point, archway through to:

Dining Room

11' x 9'3 approx (3.35m x 2.82m approx)

Double glazed patio doors to the conservatory, wall mounted radiator, ceiling light point, coving to the ceiling, serving hatch to kitchen and archway through to living room.

Conservatory

9'9 x 9'4 approx (2.97m x 2.84m approx)

UPVC double glazed windows to the side and rear, double glazed patio doors to the rear garden, tiling to the floor, wall mounted radiator providing year round use, light and ceiling fan.

Kitchen

11'2 x 9'8 approx (3.40m x 2.95m approx)

With a range of matching wall and base units incorporating laminate work surface over, Blanco sink with mixer tap, integral five ring Neff gas hob with Neff double oven below, UPVC double glazed window to the rear, integral fridge freezer and dishwasher, breakfast bar, wall mounted radiator, ceiling light point, stainless steel extractor fan, glass mosaic tiled splashbacks, pelmet lighting and serving hatch to dining room.

Shower Room

7'1 x 5'5 approx (2.16m x 1.65m approx)

UPVC double glazed window to the rear, pedestal wash hand basin, low flush w.c., walk-in shower enclosure with mains fed shower, tiled splashbacks, chrome heated towel rail, tiled splashbacks and ceiling light point.

Tandem Garage

28'6 x 8'11 approx (8.69m x 2.72m approx)

With up and over door to the front, UPVC double glazed door and window to the rear providing access to the enclosed rear garden, ceramic Belfast style sink with hot and cold taps, wall mounted Worcester Bosch combination boiler, space and plumbing for automatic washing machine and internal door to entrance hall.

First Floor Landing

UPVC double glazed window to the side, wall mounted radiator, ceiling light point, loft access hatch, panelled doors to:

Bedroom 1

10' x 9'11 approx (3.05m x 3.02m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, built-in wardrobes providing ample storage.

Bedroom 2

11'2 x 9'9 approx (3.40m x 2.97m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, built-in wardrobes providing ample storage space.

Bedroom 3

11'4 x 9'11 approx (3.45m x 3.02m approx)

UPVC double glazed window to the front, wall mounted radiator, built-in wardrobe over the stairs.

Bedroom 4

11'3 x 7'9 approx (3.43m x 2.36m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point.

Bathroom

8'5 x 6'8 approx (2.57m x 2.03m approx)

Three piece suite comprising of a panelled bath, low flush w.c., pedestal wash hand basin, airing/storage cupboard, UPVC double glazed window to the rear, tiled splashbacks and ceiling light point.

Outside

To the front of the property there is a block paved driveway providing ample off the road vehicle hard standing, garden laid to lawn, mature shrubs and trees planted to the borders with fencing to the boundary. To the rear of the property there is a good size garden laid mainly to lawn with mature shrubs and trees planted to the borders, large paved patio area, fencing and hedges to the boundaries. The garden sits on a corner plot with good size gardens to the side with ample opportunity to look at extending the current property, subject to the necessary permissions.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right into Petersham Road, left into Cheviot Road and follow the road around where Cuillin Close can be found on the left with the property being found on the left.
6277AMNM



GROUND FLOOR
961 sq.ft. (89.3 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA: 1654 sq.ft. (153.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	82
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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