Robert Ellis

look no further...

Borrowdale Drive,
Long Eaton, Nottingham
NG10 3PL

Price Guide £350-365,000

Freehold

THIS IS AN EXTREMELY WELL MAINTAINED AND CARED FOR FOUR DOUBLE BEDROOM DETACHED FAMILY HOME SITUATED IN THIS SOUGHT AFTER RESIDENTIAL AREA.

Being located on Borrowdale Drive, which is on the edge of the Dales Estate, this four bedroom detached property is being sold with the benefit of NO UPWARD CHAIN and is ready to move into by a new owner, who in time might combine the existing dining room with the kitchen and create an open plan living/dining kitchen which leads out to the rear garden. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is well placed for easy access to the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property was originally constructed by Wimpey Homes and has a gable fronted appearance with brick to the external elevations under a pitched tiled roof. The well proportioned accommodation derives the benefits of having gas central heating and double glazing and includes an open porch leading through the front door to the reception hall which has a ground floor w.c. off and doors leading to the large lounge which is positioned at the front of the house, a separate dining room and the well fitted kitchen which has white gloss finished units and a glazed door leading out to the rear garden. To the first floor the landing leads to the four double bedrooms, all of which have fitted bedroom furniture and the bathroom which has a white suite complete with a mains flow shower system over the bath. Outside there is pebbled car standing in front of the house and a drive runs down the left hand side to the brick detached garage. At the rear of the property there is a patio with a pathway leading to a further pebbled seating area at the bottom of the garden, there are lawns, an ornamental pond, an established bed to the left hand side of the lawn and a raised bed running down the right hand side of the garden. At the rear of the garage there is an extremely useful garden room which could have several different uses, there is a wooden shed and the garden is kept private by having fencing to the boundaries.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, 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.

Porch
Open porch with an outside light leading through a UPVC panelled front door having a stained glass leaded inset panel and an opaque double glazed leaded panel to the side to:

Reception Hall
Stairs with balustrade leading to the first floor, built-in understairs cupboard providing cloaks hanging, shelving and storage space, radiator and a wall mounted electric consumer unit.

Ground Floor w.c.
The ground floor w.c. is half tiled with a white low flush w.c., corner hand basin, radiator and an opaque double glazed window.

Lounge/Sitting Room
19'3 x 11'9 approx (5.87m x 3.58m approx)
Double glazed bow window and a second double glazed window with fitted vertical blinds to the front, feature coal effect gas fire set in an Adam style surround with an inset and hearth, two wall lights, radiator, cornice to the wall and ceiling and a TV aerial point.

Dining Room
12'9 x 8'9 approx (3.89m x 2.67m approx)
Double glazed patio doors with fitted vertical blinds leading out to the rear garden, radiator, cornice to the wall and ceiling and a thermostat control for the heating system.

Kitchen
12'7 to 10'5 x 10'2 approx (3.84m to 3.18m x 3.10m approx)
The kitchen is fitted with white gloss units having brushed stainless steel fittings and includes a 1½ bowl stainless steel sink with mixer tap set in an L shaped work surface with cupboards, a drawer and space for an automatic washing machine below, space and plumbing for an upright gas cooker, second L shaped work surface with cupboard and spaces for a fridge and freezer beneath, matching eye level wall cupboards, double upright shelved cupboard, further work surface with cupboard, drawer and towel rail below, the gas boiler is housed in a built-in matching upright cupboard with a shelved cupboard beneath, tiling to the walls by the work surface areas, double glazed window with a fitted blind to the rear, radiator and an opaque double glazed door leading out to the rear garden.

First Floor Landing
The balustrade continues from the stairs onto the landing, there is a double glazed window with fitted vertical blind on the half landing, hatch to the loft, copper lagged tank enclosed in a built-in airing/storage cupboard, a mirror to one wall and panelled doors to:

Bedroom 1
12'6 x 10'2 plus wardrobes (3.81m x 3.10m plus wardrobes)
The main bedroom has a double glazed window with fitted vertical blinds to the rear, wardrobes and drawer units to either side of the bed position with cupboards over, three double matching fitted wardrobes to a second wall providing hanging and shelving space, two four drawer units, a mirror to one wall, radiator and an aerial and power point for a wall mounted TV.

Bedroom 2
13'8 x 6'8 approx (4.17m x 2.03m approx)
Double glazed window with a fitted vertical blind to the rear, double full height wardrobe and a radiator.

Bedroom 3
12'3 x 9'6 approx (3.73m x 2.90m approx)
Double glazed window with a fitted vertical blind to the front, double full height wardrobes, TV aerial point and a radiator.

Bedroom 4
12'2 x 9'6 approx (3.71m x 2.90m approx)
Double glazed window with fitted vertical blind to the front, radiator, range of wardrobes with cupboards above and a fitted drawer unit.

Bathroom
The bathroom has a white suite including a panelled bath with a mains fed shower over, tiling to three walls and a folding protective screen, hand basin set on a surface with cupboards under, low flush w.c. with a concealed cistern, tiling to the walls by the sink and w.c. areas, mirror to one wall, opaque double glazed window and a radiator with a rail over.

Outside
At the front of the property there is a pebbled area which provides off the road parking for up to three vehicles and there is a driveway extending down the left hand side of the house to the garage with there being an outside light in front of the garage and between the garage and house there is a gate and fence providing access to the rear garden.

To the immediate rear of the house there is a patio with a low level wall and a pebbled and slabbed pathway leading to a further pebbled seating area at the bottom of the garden, lawn with ornamental pond, mature beds to the left hand side of the lawn and a raised bed to the right hand side. The garden is kept private by having fencing to the right and rear boundaries, there is lighting extending along the side of the garage, an outside tap is provided and there is a path running down the right hand side of the property which provides a bin storage area and has a gate leading out to the front of the house.

Garage
18'8 x 9'2 approx (5.69m x 2.79m approx)
The brick built garage has a pitched tiled roof, an up and over door to the front, half double glazed door to the side, double glazed windows to the side and rear, there is storage in the roof space, wall cupboards and a bench with drawers under and power and lighting is provided in the garage.

Garden Room
17'2 x 7'3 approx (5.23m x 2.21m approx)
Behind the garage there is a wooden garden building which has shale tiling to the front, a window with fitted blinds to the front, double doors with inset glazed panels and a fitted blind, there is a door to the side, there is boarding to the walls and ceiling and power points are provided.

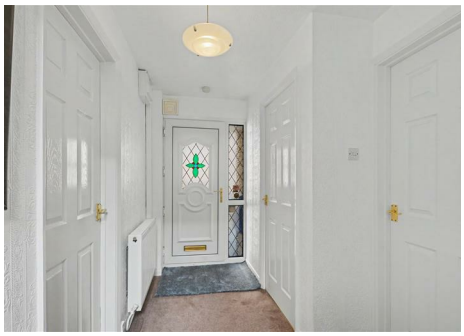
Shed
8' x 6' approx (2.44m x 1.83m approx)
The shed is positioned next to the garden room and this has a door and window to the front, decking at the front, power points are provided in the shed and there is storage between the shed and garden room.

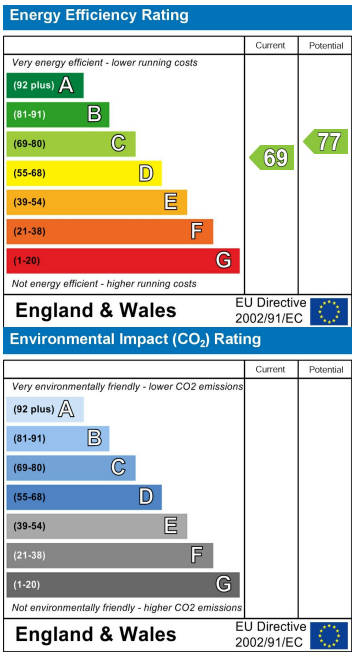
Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. A t the second mini island turn right onto Dovedale Avenue, fourth right onto Wharfedale Road, first right onto Calderdale Drive and follow the road round to the right onto Borrowdale Drive and the property can be found on the right.
9098MP

Agents Notes
There are AI photos on this property

Council Tax
Erewash Borough Council Band D

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 4mbps Superfast 43mbps Ultrafast 1000mbps
Phone Signal – EE, Vodafone, 02, Three
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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