



Borrowdale Drive,
Long Eaton, Nottingham
NG10 3PL

Price Guide £290-300,000
Freehold



AN EXTENDED SEMI DETACHED HOUSE LOCATED ON THE POPULAR DALES ESTATE IN LONG EATON. THIS SPACIOUS HOME OFFERS OPEN PLAN LIVING AND WILL APPEAL TO A VARIETY OF BUYERS INCLUDING FAMILIES SEEKING EXTRA SPACE.

Robert Ellis are delighted to market this impressive property that has been thoughtfully extended to create a modern living environment. The entrance porch opens into the welcoming hallway with stairs rising to the first floor, doors leading to the living room, garage / store, open plan kitchen, dining and living area. The separate living room is a useful space and is currently being used as a bedroom. The garage store area has an electric roller shutter, power and light. The main feature to the property is the open plan living, kitchen and dining area which creates a central hub for the family and ideal when entertaining. The kitchen is modern fitted with integral appliances and provides access to the useful utility and w.c.. The living and dining area are light and airy and overlook the rear garden. There are three bedrooms, two doubles and one single size or home office. The family bathroom is modern fitted and is a good size. The garden to the rear is fully enclosed and offers low maintenance with a paved seating area and artificial grass. There is a driveway to the front which provides off road parking.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages 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.&



Entrance Hall

Composite entrance door with decorative obscure light panel and light panel to the side, wood effect LVT stick flooring, stairs to the first floor, radiator, personnel door into the garage and doors to:

Garage/Store

7'0" x 9'1" approx (2.14m x 2.78m approx)
Electric roller door, power and light.

Living Room

9'5" x 13'3" approx (2.89m x 4.04m approx)
Currently being used as a bedroom, UPVC double glazed window to the front, radiator, decorative fireplace with an Adam style surround, marble insert and hearth, wood effect LVT stick flooring, glazed door to:

Living Area

10'8" x 12'5" approx (3.26m x 3.81m approx)
With two vertical radiators, ceiling spotlights, open to:

Open Plan Living/Dining Room

20'11" x 22'10" approx (6.38m x 6.96m approx)

Kitchen Area

10'6" x 11'4" approx (3.22m x 3.46m approx)
UPVC double glazed window to the rear, ceiling spotlights, Shaker style kitchen with wall, base and drawer units with a quartz work surface over, tiled splashback, inset sink with drainer and chrome mixer tap, Range style cooker with gas hob and electric oven, glass splashback and extractor over, space for an American style fridge freezer, integrated dishwasher, door to:

Utility/w.c.

4'7" x 7'5" approx (1.4m x 2.28m approx)
Ceiling spotlights, matching wall and base units to the kitchen with quartz work surface over, tiled splashback, plumbing and space for a washing machine and tumble dryer, low flush w.c., vanity wash hand basin with tiled splashback, vertical radiator, continuation of the LVT stick flooring.

Dining Area

15'6" x 9'0" approx (4.74m x 2.75m approx)
UPVC double glazed window to the rear, French doors to the rear, radiator, ceiling spotlights.

First Floor Landing

Access hatch with pull down ladder to the fully boarded and lit loft space which houses the boiler (fitted 2022), doors to:

Bedroom 1

8'10" x 15'6" approx (2.7m x 4.74m approx)
UPVC double glazed window to the front, coving, radiator.

Bedroom 2

9'5" x 9'1" approx (2.88m x 2.78m approx)
UPVC double glazed window to the rear, radiator, coving, storage cupboard with shelves.

Bedroom 3

6'5" x 9'7" approx (1.96m x 2.94m approx)
UPVC double glazed window to the front, coving, radiator, storage cupboard with shelves.

Bathroom

6'1" x 6'1" approx (1.87m x 1.86m approx)
Obscure UPVC double glazed window to the rear, ceiling spotlights, coving, fully tiled walls, three piece white suite comprising of a low flush w.c., vanity wash hand basin with chrome mixer tap, shower bath with shower screen having a rainwater shower head and hand held shower, extractor fan, heated towel rail with cast iron style radiator, grey laminate flooring.

Outside

To the front of the property there is off road parking for approx. two vehicles, concrete hard standing with slate chippings.

The rear garden is fully enclosed with wooden fencing to the boundaries, concreted hard standing, artificial lawn with established raised beds, outside tap.

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, first right onto Calderdale Drive and follow the road round to the right onto Borrowdale Drive and the property can be found on the left.

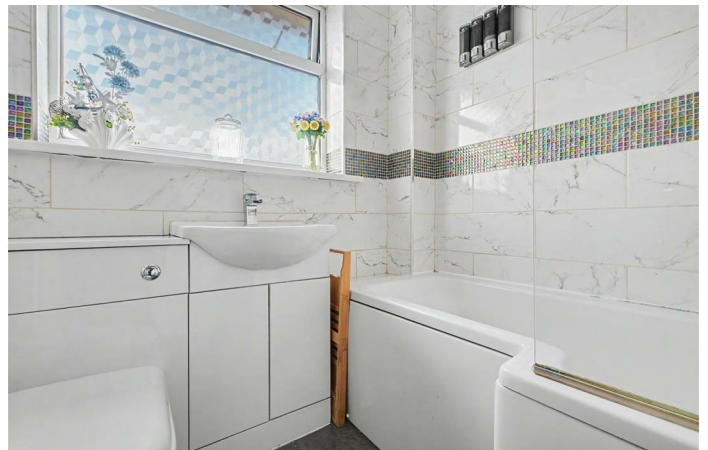
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Council Tax

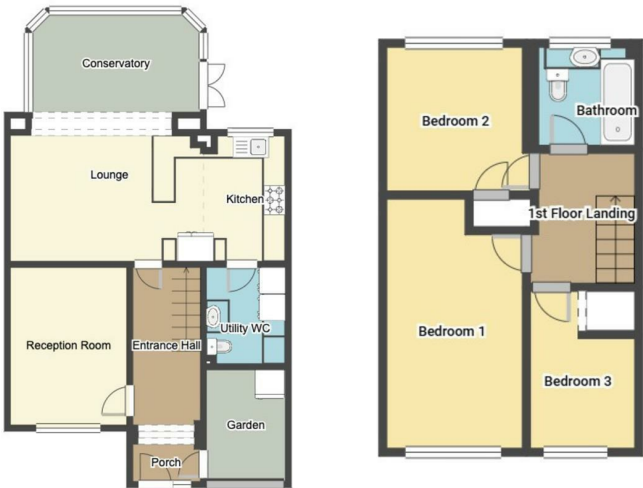
Erewash Borough Council Band

Additional Information

Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 2mbps Superfast 43mbps Ultrafast 1000mbps
Phone Signal – EE, O2, Vodafone, 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



Robert Ellis
ESTATE AGENTS



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

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.