



21 Bakewell Road,
Long Eaton, Nottingham
NG10 1NX

£269,995 Freehold



THIS IS AN IMMACULATE THREE BEDROOM DETACHED HOME WHICH OVER RECENT YEARS HAS BEEN TRANSFORMED BY THE CURRENT OWNER AS PEOPLE WILL SEE WHEN THEY VISIT THE PROPERTY.

Being located at the head of Bakewell Road, this gable fronted detached home provides a tastefully finished home which at the rear of the ground floor has had the accommodation changed so it has an open plan dining/living kitchen with the wall having been removed and a new solid tiled roof being added to what was originally the conservatory at the rear. For all that is included in this beautiful home to be appreciated, we strongly recommend that all interested parties do take a full internal inspection which will enable them to see the layout of the accommodation and the privacy of the rear garden for themselves. There is also an adjoining garage to the left hand side and as people will see when they view the property, there will be the opportunity for a new owner to easily extend the property to the right hand side which is something that has happened to similar properties in the area to create additional ground floor living space and bedroom accommodation if this was required by a new owner. The Fields Farm development is a very sought after residential area located on the outskirts of Long Eaton which is close to many local amenities and facilities provided by the area and to excellent transport links, all of which has helped to make this a very popular and convenient place for people to live.

The property has an attractive gable fronted appearance and is constructed of brick with the top sections of the external walls being rendered all under a pitched tiled roof. The well proportioned accommodation, which has a fresh and recently decorated feel throughout, includes a reception hall, a large lounge which has a bow window to the front and a feature fireplace and at the rear the newly formed dining/living kitchen with high quality grey gloss finished wall and base cupboards and several integrated appliances with quality laminate flooring extending across the whole of this living space and there are double opening double glazed French doors leading out to the Southerly facing rear garden which provides several places to sit and enjoy outside living. There is also a rear hall that has a door leading out to the rear garden and off the hall there is a ground floor w.c. and a built-in storage cupboard beneath the stairs. To the first floor the landing leads to the three bedrooms and the luxurious bathroom, which like the kitchen has been completely re-fitted and tiled by the current owner, with there being a separate shower as well as a bath, mood lighting and a sound system installed. Outside there is the adjoining brick garage to the right hand side and well cared for gardens to both the front and rear. As people will see when they view the property it is ready for immediate occupation with no need to carry out any works whatsoever which must be an attractive proposition for prospective buyers who have busy lives and no time to carry out improvement works to their next home.

The property is within a few minutes drive of the Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields as well as Trent Lock Golf Club and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton station which is only a few minutes away and the A52 and other main roads, all of which provide good access to Nottingham, Derby and many other East Midlands towns and cities.



Reception Hall

UPVC front door with inset leaded opaque double glazed panels, radiator and door with inset glazed panels leading to:

Lounge/Sitting Room

15'3" x 12'2" approx (4.65m x 3.71m approx)

Double glazed leaded bow window to the front, coal effect gas fire set in a feature 'Adam' surround with inset and hearth and radiator.

Inner Hallway

Stairs with balustrade leading to the first floor.

Dining/Living Kitchen

Dining Kitchen Area

15' x 10' approx (4.57m x 3.05m approx)

The kitchen has recently been re-fitted and has grey gloss finished units with brushed stainless steel fittings and includes a 1½ bowl sink with a mixer taps and a four ring hob set in a work surface which extends to three sides and beneath the work surface area there is an oven, microwave oven, cupboards, drawers, integrated dishwasher and integrated washing machine, matching eye level wall cupboards and wine rack with lighting under, hood to the cooking area, tiling to the walls by the work surface areas, double glazed window to the rear, 'Worcester Bosch' boiler housed in a matching fitted cupboard and space for an upright fridge/freezer, quality laminate flooring that extends into the dining and living area. In the dining area there is a vertical radiator with feature exposed copper pipes and quality laminate flooring and an opening into:

Sitting Area

11' x 9' approx (3.35m x 2.74m approx)

This newly created room has a vaulted ceiling, double glazed double opening French style doors leading out to the rear garden which have fitted blinds and there are double glazed windows to the rear and side, vertical radiator with feature exposed copper pipes and laminate flooring.

Rear Hall

Opaque double glazed door leading out to the rear garden with an internal door to the lounge, storage cupboard beneath the stairs and radiator.

Ground Floor w.c.

Having a low flush w.c. and hand basin with mixer tap and tiled splashback, chrome heated ladder towel radiator and opaque double glazed window.

First Floor Landing

Double glazed leaded window to the side and cornice to the wall and ceiling.

Bedroom 1

13' x 8'5" approx (3.96m x 2.57m approx)

Double glazed leaded window to the front, radiator, TV aerial and power point for a wall mounted TV and access hatch to partly boarded loft space.

Bedroom 2

11'10" x 9'5" approx (3.61m x 2.87m approx)

Double glazed window to the rear, radiator and built-in storage cupboard.

Bedroom 3

9'4" x 6'5" approx (2.84m x 1.96m approx)

Double glazed leaded window to the front and radiator.

Bathroom

The luxurious recently re-fitted bathroom is fully tiled with a panelled bath having mixer taps and hand held shower, pedestal wash hand basin with mixer taps and a mirror fronted cabinet with lighting above, low flush w.c. and a separate corner shower with tiling to two walls, curved doors and protective screens, opaque glazed window, recessed mood lighting and blue tooth activated speakers to the ceiling and a chrome heated ladder towel radiator.

Outside

There is a block paved drive at the front of the house with lawns to either side, coniferous hedging to one side and box hedging to the other, path leading through a gate to the right of the property which provides access to the rear garden. At the rear of the property there is a slabbed patio area which leads onto a lawend garden which is kept private by having fencing to three sides. there is a shed which will be included in the sale and outside lighting and water supply are provided.

Garage

16' x 8'6" approx (4.88m x 2.59m approx)

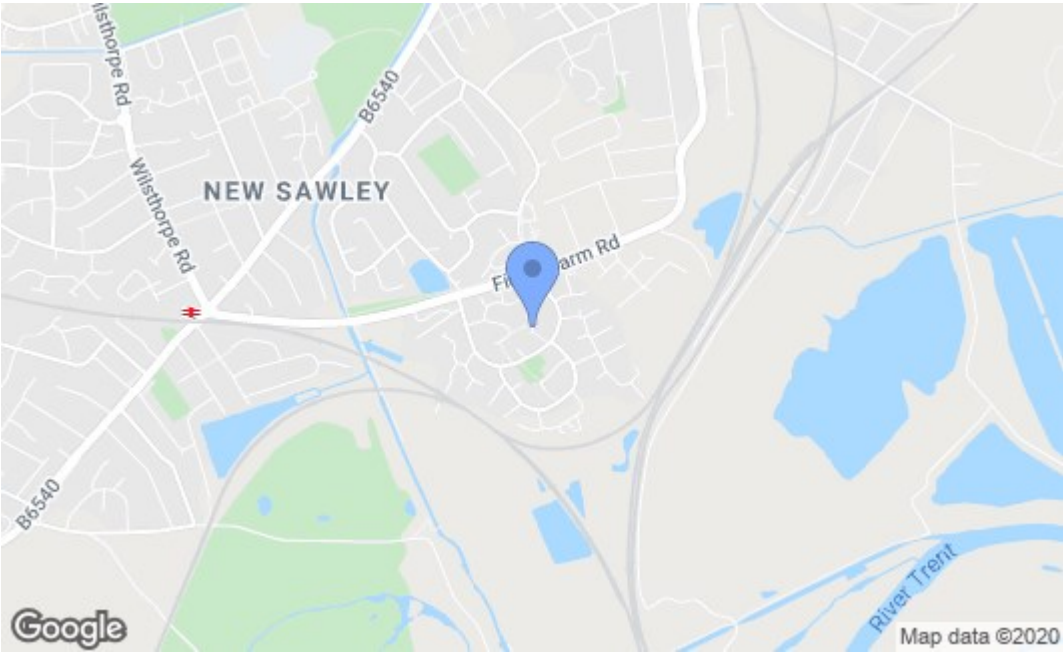
There is an adjoining brick garage with up and over door at the front and a personal door to the side and lighting.

Directions

Proceed out of Long Eaton along Main Street and at the Tappers Harker island continue straight over and into Fields Farm Road. Take the turning on the left into Bosworth Way and Bakewell Road can be found as a turning on the right with the property identified by our for sale board on the right.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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
(81-91) B		
(69-80) C	68	
(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.