Robert Ellis

look no further...

Brookside Close,
Long Eaton, Nottingham
NG10 4AQ

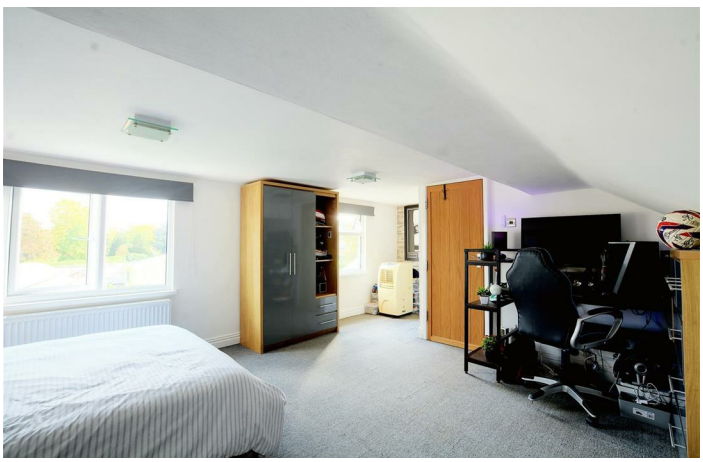
O/I/R £399,950 Freehold

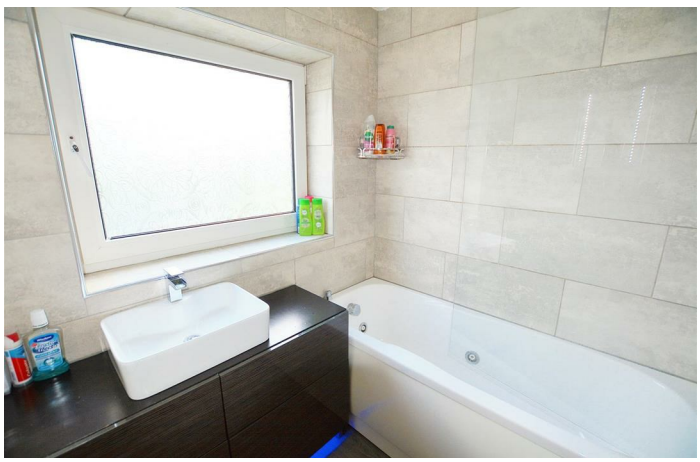
A FOUR BEDROOM DETACHED FAMILY HOME WITH SUPERB VIEWS OVER WEST PARK, WITH OFF STREET PARKING AND GARAGE, SITUATED IN A QUIET CUL-DE-SAC LOCATION.

Robert Ellis are pleased to be instructed to market this excellent example of a detached family home. The property is constructed of brick to the external elevations and sits over three floors. There is gas central heating and double glazing and would ideally suit a wide range of buyers. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief the property comprises of an entrance hallway, open plan lounge/diner and kitchen with a built-in storage cupboard and integrated cooking appliances. To the first floor there are three bedrooms, the family bathroom and separate w.c. To the second floor there is a further double bedroom with fantastic views over West Park. To the exterior, the property sits within a quiet cul-de-sac and boasts a sizable mature garden with lawn and flower beds. To the front, there is a turfed garden with off street parking and access into the garage through an up and over manual door.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. Long Eaton town centre is within walking distance where supermarkets, shops and healthcare facilities can be found. There are nearby bus routes available with easy access to major road links such as the A52, A50 and M1 with East Midlands Airport and Long Eaton train station just a short drive away.





Entrance Hall
UPVC double glazed front door, carpeted flooring, stairs to the first floor, radiator, built-in storage cupboard and spotlights.

Lounge/Diner
12' x 24' approx (3.66m x 7.32m approx)
UPVC double glazed window to the front, UPVC double glazed French door to the rear, carpeted flooring, radiator, electric fire and spotlights.

Kitchen
9'4 x 8'4 approx (2.84m x 2.54m approx)
UPVC double glazed window to the rear, tiled flooring, built-in storage cupboard, wall, base and drawer units with work surfaces over, inset sink and drainer with a swan neck mixer tap, spaces for a tumble dryer and washing machine, space for a dishwasher, cooker, extractor fan over, integrated fridge freezer and spotlights.

First Floor Landing
Carpeted flooring, obscure UPVC double glazed window to the side, ceiling light and doors to:

Bedroom One
14'2 x 12'9 approx (4.32m x 3.89m approx)
UPVC double glazed window to the rear, Velux window, carpeted flooring, eaves storage and ceiling light.

Bedroom Two
11'2 x 11'9 approx (3.40m x 3.58m approx)
UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

Bedroom Three
9' x 11' approx (2.74m x 3.35m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

Bedroom Four
6'1 x 6'5 approx (1.85m x 1.96m approx)
UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

Family Bathroom
5' x 5' approx (1.52m x 1.52m approx)
Obscure UPVC double glazed window to the rear, tiled flooring, heated towel rail, bath with shower over, top mounted sink and ceiling light.

Separate W.C
5'6 x 2'3 approx (1.68m x 0.69m approx)
Having a low flush w.c., wall mounted wash hand basin, laminate flooring and ceiling light.

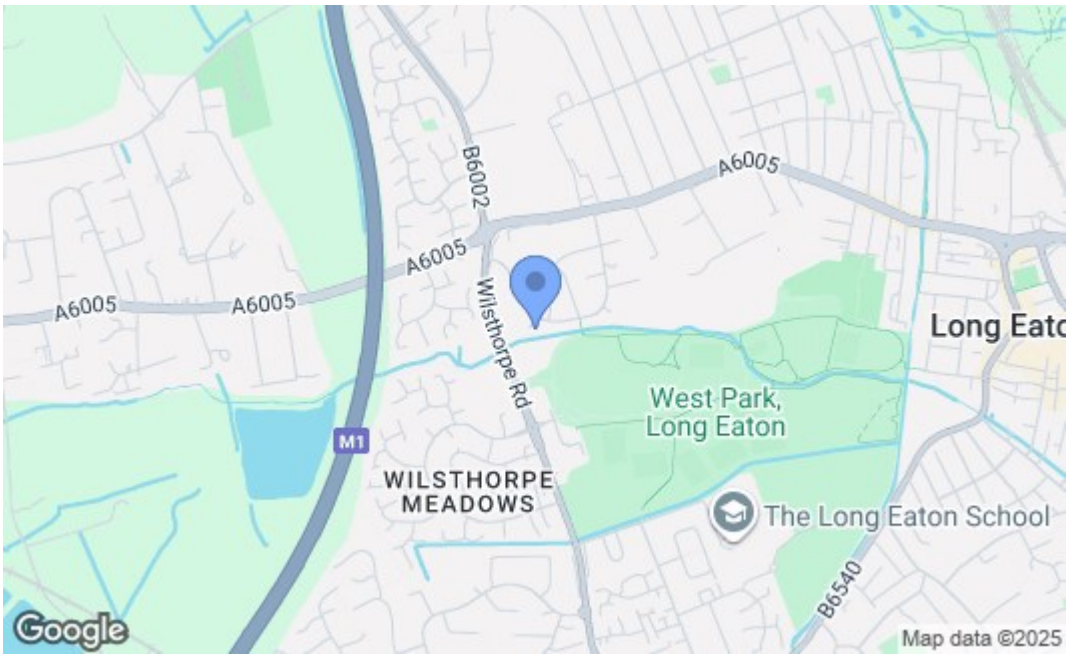
Outside
To the front of the property there is a mature garden with lawn and flower beds, off street parking and access to the garage. To the rear the garden overlooks West Park and there is a lawn, patio and decking.

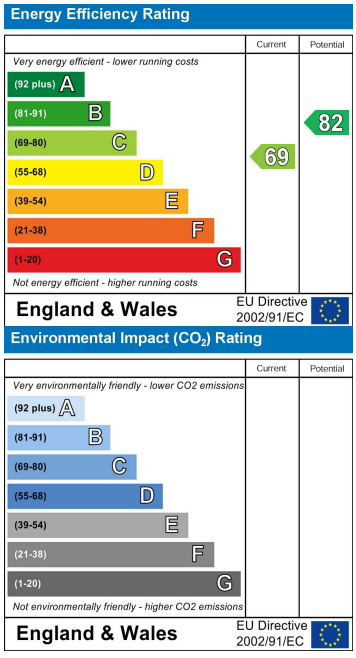
Garage
Concrete sectional garage with up and over door to the front, power and lighting, window and personal door to the side.

Directions
Proceed out of Long Eaton along Derby Road and after passing Trent College on the left take the left turning onto Parkside Avenue. Follow the road round to the bend where Brookside Close can be found on the left hand side and the property identified by our for sale board.
8863AMMP

Council Tax
Erewash Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, SKY AND VIRGIN
Broadband Speed -
Standard 13 mbps
Superfast 36 mbps
Ultrafast 1800 mbps
Phone Signal – o2, ee, three and vodafone
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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