Robert Ellis

look no further...

High Croft Close,
Long Eaton, Nottingham
NG10 1EB

£205,000 Freehold

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AN IMMACULATE TWO BEDROOM SEMI DETACHED BUNGALOW BEING SITUATED ON THE POPULAR FIELDS FARM ESTATE.

Robert Ellis are delighted to bring to the market a property that has been very well maintained by the current owner. The living space can be found to the rear of the property with a conservatory off the lounge and facing onto the rear garden. Outside there is off street parking and a detached garage in the low maintenance rear garden. and is situated on a quiet cul de sac location. To fully appreciate what the property has to offer, we strongly recommend an early viewing.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance door to the side leading into the hall, there are two bedrooms to the front, fully tiled walk-in shower room, lounge, breakfast kitchen and conservatory to the rear. As previously mentioned there is off the road parking down the side elevation with a front garden and to the rear there is a low maintenance patio garden with a detached garage having light and power.

As well as being within close proximity to the local shops provided by Long Eaton town centre, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks along the Erewash Canal and Trent Lock and the 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 which provide access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
UPVC double glazed entrance door, radiator, telephone point, access to the loft with a pull down ladder which is boarded and has a light and door to:

Lounge
17'2 x 9'6 approx (5.23m x 2.90m approx)
Coving to ceiling, TV point, UPVC double glazed sliding door to conservatory, electric fire with Adam style surround and door to:

Kitchen
6'9 x 6'7 approx (2.06m x 2.01m approx)
Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with mixer tap, tiled walls and splashbacks, gas central heating boiler, UPVC double glazed window to the rear, extractor fan, appliance space, cooker space, plumbing for automatic washing machine.

Conservatory
9'5 x 9'5 approx (2.87m x 2.87m approx)
UPVC double glazed window and doors to the rear, radiator and power points.

Bedroom 1
10'7 x 9'5 approx (3.23m x 2.87m approx)
UPVC double glazed window to the front, built-in wardrobes, radiator, storage cupboard housing water tank.

Bedroom 2
8'9 x 6'1 approx (2.67m x 1.85m approx)
UPVC double glazed window to the front, storage cupboard and radiator.

Shower Room
Walk-in shower cubicle with electric shower over, pedestal wash hand basin, low flush w.c., fully tiled walls, tiled floor, chrome heated towel rail, UPVC double glazed window to the side.

Outside
To the front of the property there is a low maintenance garden with gravelled areas and a border with flowers. There is a tarmacadam driveway leading down the side to double gates and onto the privately enclosed rear garden. The rear garden is low maintenance and paved with gravelled borders and beds with mature shrubs and flowers. There is an area at the rear of the garage which is ideal for additional storage. There is an outside tap and the garden is privately enclosed with fenced boundaries.

Detached Garage
Up and over door, light, power and window and door to the side.

Directions
Proceed out of Long Eaton along Waverley Street and at The Tappers Harker island continue straight over and onto Fields Farm Road. Turn left into Bosworth Way and left again into High Croft Close and the property can be found as identified by our for sale board.
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GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.

TOTAL FLOOR AREA : 679 sq.ft. (63.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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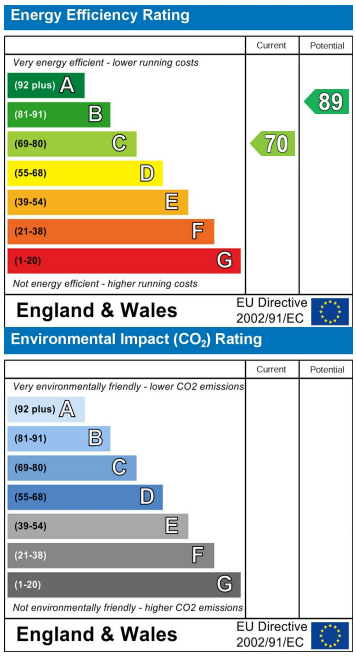

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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