



Bushy Close,  
Long Eaton, Nottingham  
NG10 3RE

**£385,000 Freehold**



AN IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME BEING SITUATED IN THE POPULAR PENNYFIELDS DEVELOPMENT.

Robert Ellis are extremely pleased to bring to the market a property that has been very well cared for by the current owners. The property benefits from modern conveniences such as gas central heating and double glazing and is ready for the next family to move in to. We are sure once you have viewed the property you will see the love and care that has been put into the property and to fully appreciate all that is on offer a viewing is a must.

In brief the accommodation comprises of an entrance porch, hallway, cloaks/w.c., kitchen, utility, lounge and separate dining room. To the first floor there are four good size bedrooms, en-suite to the master bedroom and family bathroom. Outside there is a driveway to the front leading to the integral garage with a garden and side access leading to the privately enclosed rear garden.

The property is situated a few minutes drive from the Asda and Tesco superstores found in Long Eaton along with numerous other retail outlets found along the high street, there are state and independent schools for all ages, health care and sports facilities including West Park Leisure Centre and Trent Lock Golf Club and the excellent transport links include J25 of the M1, Long Eaton and Eats Midlands Parkway stations, East Midlands Airport and the A52 to Nottingham, Derby and other East Midlands towns and cities.



#### Entrance Porch

UPVC double glazed front entrance door, window and door to:

#### Entrance Hall

Laminate floor, radiator, stairs to the first floor, recessed lighting, door to storage cupboard and door to:

#### Cloaks/w.c.

Low flush w.c., wash hand basin, chrome heated towel rail, laminate floor, extractor fan, tiled walls and splashbacks.

#### Kitchen

12'6" x 8'9" approx (3.81m x 2.67m approx)

Wall, base and drawer units with roll edged work surface over, 1½ bowl sink and drainer with mixer tap over, tiled walls and splashbacks, integrated oven, gas hob and extractor hood over, dishwasher space, appliance space, radiator, UPVC double glazed window to the front and door to:

#### Utility Room

Wall and base units with roll edged work surface over, plumbing for washing machine, tiled walls and splashbacks, rear exit door, UPVC double glazed window and radiator.

#### Lounge

15' x 11'3" approx (4.57m x 3.43m approx)

UPVC double glazed patio doors to the rear with widows to the side, coving to the ceiling, TV and telephone point, radiator and double doors to:

#### Dining Room

11'3" x 8'9" approx (3.43m x 2.67m approx)

UPVC double glazed window to the rear, radiator, laminate floor.

#### First Floor Landing

Access to the loft, door to storage cupboard housing the gas central heating boiler, radiator and doors to:

#### Bedroom 1

12' x 11'5" approx (3.66m x 3.48m approx)

UPVC double glazed window to the rear, radiator, built-in wardrobes and door to:

#### En-Suite

With a walk-in shower cubicle having a shower from the mains, pedestal wash hand basin, low flush w.c., tiled walls and splashbacks, chrome heated towel rail, extractor fan and UPVC double glazed window to the side.

#### Bedroom 2

12' x 11'5" approx (3.66m x 3.48m approx)

UPVC double glazed window to the rear, built-in wardrobes and radiator.

#### Bedroom 3

UPVC double glazed window to the front, radiator, built-in wardrobes.

#### Bedroom 4

UPVC double glazed window to the front, radiator.

#### Bathroom

A white three piece suite comprising panelled bath with shower from the mains, pedestal wash hand basin, low flush w.c., fully tiled walls and splashbacks, UPVC double glazed window to the side and chrome heated towel rail.

#### Outside

To the front of the property there is a tarmac driveway and a block paved area proving ample off the road parking with a path leading to the front door and integral garage. There is access down the side leading to the lovely garden which has a patio to the immediate rear of the property, lawn and an additional patio to the right with a pergola, beautiful borders surrounding the garden, full of mature shrubs and flowers, all privately enclosed with fenced boundaries. There is a garden shed, power point and outside tap.

#### Directions

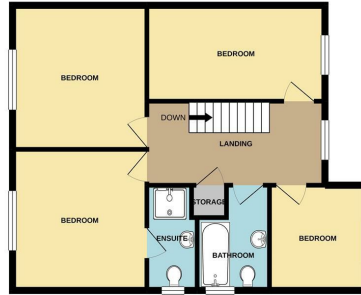
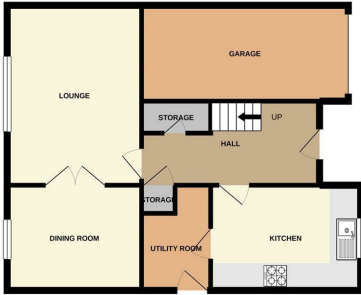
Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. Continue over the mini island and turn right just before the pedestrian crossing into Cranfleet Way. Continue along and turn left into Bushy Close following the road around to the left and the property can be found on the left.

6657AMEC



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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. Made with Metapic ©2021



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			
		69	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.