Robert Ellis

look no further...

Gough Grove,
Long Eaton, Nottingham
NG10 3NZ

£285,000 Freehold

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A FOUR BEDROOM SEMI DETACHED PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property that would ideally suit the first time buyer or growing family, ideally located for easy access to all the amenities and facilities provided by Long Eaton town centre and is also within walking distance of local primary and secondary schools along with Long Eaton train station. Having been built 13 years ago the property is in good condition and offers ready to move into accommodation. We strongly recommend all interested parties take a full inspection so they are able to see the extent of the accommodation on offer.

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 hall, ground floor w.c., breakfast kitchen with fitted appliances and lounge with patio doors onto the rear garden. To the first floor there are three bedrooms and a family bathroom and to the second floor the master bedroom with built-in wardrobe, storage to the eaves and an en-suite shower room. Outside the property is set back from the road and there is a privately enclosed South facing rear garden with a gate to the car park where there are two allocated parking spaces.

The property is within easy reach of the Asda and Tesco superstores and numerous 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 and the transport links include J25 of the M1, East Midlands Airport, Long Eaton station which is only a few minutes walk away and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Composite front entrance door, radiator, stairs to the first floor and door to:

Ground Floor w.c.
Low flush w.c., wash hand basin, tiled walls and splashbacks, radiator, extractor fan.

Kitchen
15'8 x 9'3 approx (4.78m x 2.82m approx)
Wall, base and drawer units with roll edged work surface over, 1½ bowl stainless steel sink and drainer with mixer tap over, tiled walls and splashbacks, integrated oven, gas hob and extractor hood over, built-in dishwasher, cupboard housing the gas central heating boiler, built-in washing machine, appliance space, radiator and UPVC double glazed bay window to the front.

Lounge
16' x 12' approx (4.88m x 3.66m approx)
UPVC double glazed window to the rear, patio doors to the rear, radiator, TV and telephone points and door to understairs storage cupboard.

First Floor Landing
Storage cupboard, stairs to the second floor and doors to:

Bedroom 2
13'7 x 9'3 approx (4.14m x 2.82m approx)
UPVC double glazed window to the rear, radiator.

Bedroom 3
11'8 x 9'3 approx (3.56m x 2.82m approx)
UPVC double glazed window to the front, radiator.

Bedroom 4
10'6 x 6'3 approx (3.20m x 1.91m approx)
UPVC double glazed window to the front, radiator.

Bathroom
A white three piece suite comprising of a panelled bath, pedestal wash hand basin, low flush w.c., tiled walls and splashbacks, extractor fan, shaver point, radiator and UPVC double glazed window to the front.

Second Floor Landing
Radiator and door to:

Bedroom 1
20'9 x 9'4 approx (6.32m x 2.84m approx)
Having a dual aspect with UPVC double glazed window to the front and Velux window to the rear, two radiators, TV and telephone points, storage in the eaves, built-in wardrobe and door to:

En-Suite
Walk-in shower cubicle with shower from the mains, low flush w.c., pedestal wash hand basin, two radiators, tiled walls and splashbacks, Velux window, shaver point and extractor fan.

Outside
The property is set back from the road having a small garden to the front with a path leading to the front entrance door having barked borders with shrubs and flowers. To the rear the South facing garden has a patio area to the immediate rear of the property with paving and gravel and stepping stones to a decked area and raised beds. There is a garden shed and the garden is privately enclosed with fenced and walled boundaries. There is an outside tap and a gate leading to a car park where there are two allocated parking spaces.

Directions
Proceed out of Long Eaton along Tamworth Road continuing for some distance and passing over the canal bridge. Turn right onto Hawthorne Avenue, continue along take the left hand turning onto Gough Grove.
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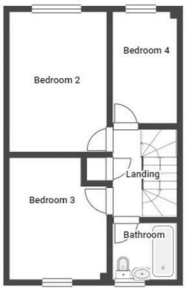

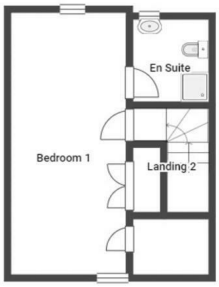

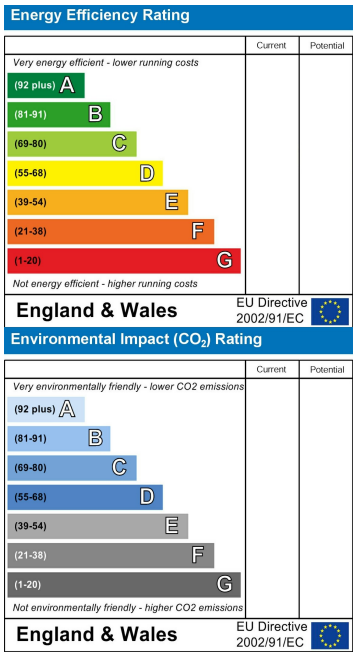

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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