



Armitage Drive,  
Long Eaton, Nottingham  
NG10 2EZ

**£234,950 Freehold**



A NEWLY CONSTRUCTED THREE BEDROOM SEMI DETACHED PROPERTY WITH AN EN-SUITE TO THE MASTER BEDROOM, BEING SOLD WITH THE BENEFIT OF A 10 YEAR WARRANTY.

Robert Ellis are extremely pleased to bring to the market this immaculate three bedroom newly constructed family home. The property sits in a quiet cul-de-sac in this popular residential area on the outskirts of Long Eaton, located close to many local amenities and facilities offered by Long Eaton, Beeston and Toton with good schools such as The Grange being close to hand. A particular feature we are sure will appeal to a prospective purchaser is the large driveway to the side offering ample off the road vehicle hard standing with potential space for a caravan or motor home subject to a buyers needs and requirements.

The property is constructed of brick to the external elevation all under a tiled roof and derives the benefit of modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance hallway, cloaks/w.c., fitted modern kitchen, living room with French doors to the landscaped garden at the rear. To the first floor there are three good size bedrooms, en-suite to the master bedroom and built-in wardrobe, and separate family bathroom with natural sunlight provided by a sun pipe.. As previously mentioned the property enjoys a private landscaped garden to the rear with a block paved driveway to the side.

The property is found within easy reach of the many amenities and facilities Long Eaton has to offering including the Asda and Tesco superstores along with many other retail outlets found along the high street, there are schools for all ages, healthcare and sports facilities and the excellent transport links include J25 of the M11, Long Eaton and East Midlands Parkway stations and the A52 to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hallway

With laminate flooring, stairs to the first floor, modern double glazed composite door to the front, wall mounted radiator, internal wooden doors to:

### Ground Floor w.c.

6' x 3' approx (1.83m x 0.91m approx)

UPVC double glazed window to the front, semi recessed vanity wash hand basin with storage cupboard below and tiled splashback, low flush w.c., wall mounted radiator, laminate flooring.

### Kitchen

14'3 x 7'8 approx (4.34m x 2.34m approx)

UPVC double glazed window to the front, range of matching handle-less wall and base units incorporating laminate work surface over, feature composite sink with swan neck mixer tap above, integral dishwasher and Indesit oven with four ring induction hob over and stainless steel extractor hood above, integral fridge freezer and washing machine, ample storage units, wall mounted radiator, recessed spotlights to the ceiling, laminate flooring, space for dining table.

### Living Room

14'10 x 13'4 approx (4.52m x 4.06m approx)

UPVC double glazed French doors leading out to the landscaped garden at the rear, additional UPVC double glazed window, wall mounted radiator, ceiling light point, TV point, understairs cabinet providing additional storage and housing electrical consumer unit with light.

### First Floor Landing

UPVC double glazed window to the side, loft access hatch, ceiling light point, airing/storage cupboard housing the Ideal gas central heating combination boiler and wooden feature doors to:

### Bedroom 1

11'6 x 9'8 approx (3.51m x 2.95m approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, built-in wardrobe over the stairs providing additional storage, TV point and wooden feature door to:

### En-Suite

5'10 x 5'6 approx (1.78m x 1.68m approx)

Three piece suite comprising quadrant shower enclosure with mains fed shower above, vanity wash hand basin with storage cupboard below, low flush w.c., chrome heated towel rail, UVPC double glazed window to the front, tiled splashbacks, laminate flooring.

### Bedroom 2

11'10 x 7'8 approx (3.61m x 2.34m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point and TV point.

### Bedroom 3

8'5 x 6'10 approx (2.57m x 2.08m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point and TV point.

### Bathroom

7'1 x 5'11 approx (2.16m x 1.80m approx)

A modern white three piece suite comprising of a double ended panelled bath with mains fed shower over, vanity wash hand basin with storage below, low flush w.c., laminate flooring, tiled splashbacks, recessed spotlights to the ceiling, sun pipe providing natural daylight and extractor fan.

### Outside

To the front of the property there is a large driveway providing ample off the road vehicle hard standing to the front and side. Steps leading to the entrance door and driveway to the side. To the rear there is an enclosed landscaped garden laid mainly to lawn with fencing to the boundaries and Indian sandstone paved patio area., picturesque views with a brook and tree lined embankment Outside lighting, outside power and water supply. Secure gated access to the driveway.

### Directions

Proceed out of Long Eaton along Nottingham Road and turn right into Grange Road. Turn right into Station Road and proceed along turning left into Stafford Street and continue to the end where it becomes Cannock Way. Turn right and then left into Armitage Drive and the property can be found on the right as identified by our for sale board at the head of the cul-de-sac.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.