Robert Ellis

look no further. . .

Windermere Road,
Long Eaton, Nottingham
NG10 4DQ

O/O £280,000 Freehold

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A THREE BEDROOM HIGH SPECIFICATION NEW BUILD PROPERTY FOUND ON A GENEROUS PLOT.

Robert Ellis are delighted to bring to the market this exceptionally well finished high specification new build property situated in a popular residential location. There are generous rooms throughout, tastefully finished with porcelain tiles to the ground floor and is found on a generous plot with rear and side garden, along with off street parking to the front. There is also the benefit of a 10 year warranty (Build Zone) and is conveniently located for great access to the M1 and A52 road networks providing fantastic access to the nearby towns and cities of Derby, Nottingham, Beeston and Stapleford.

The property is constructed of an attractive facia brick, all under a pitched tiled roof and derives the modern benefits of gas central heating and double glazing and there is also no upward chain. In brief the accommodation comprises of a hallway which flows through to the living room with porcelain tiles and UPVC double glazed bay window to the front, kitchen diner with patio doors to the rear garden which wraps round to the side and access to the cloaks/w.c. To the first floor there are three generous bedrooms, two double and a single bedroom which also benefits from a built-in wardrobe. The bathroom has been attractively finished with a white suite and black trim on the mixer tap, shower and heated towel radiator. Outside the property has great stance and curb appeal from the road and being on a corner plot there are side and rear gardens, there is also the benefit of off street parking to the front and an early bird viewing comes highly recommended as this high spec new build will have a vast amount of interest.

The property is found close to the amenities and facilities provided by the area which include the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities including the West Park Leisure Centre and the excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby.

Hallway
Composite front entrance door and window, stairs to the first floor, porcelain tiled floor, radiator and doors to:

Living Room
15'7 x 10' approx (4.75m x 3.05m approx)
Porcelain tiles, radiator, UVPC double glazed bay window to the front and inset spotlights.

Kitchen Diner
18'7 x 10'8 approx (5.66m x 3.25m approx)
Wall and base units with work surface over, integrated appliances including washer, fridge freezer, dishwasher and ceramic touch hob, electric oven and extractor over, composite sink with mixer tap, double glazed French doors and window to the rear, porcelain tiles, tall radiator and inset spotlights.

Cloaks/w.c.
5'6 x 3'7 approx (1.68m x 1.09m approx)
Low flush w.c., vanity wash hand basin, porcelain tiles, double glazed window to the side and extractor fan.

First Floor Landing
UPVC double glazed window to the side, loft access hatch and doors to:

Bedroom 1
11'4 x 9'6 approx (3.45m x 2.90m approx)
Radiator, UPVC double glazed bay window to the front.

Bedroom 2
11'6 x 9'7 approx (3.51m x 2.92m approx)
Double glazed window to the side, TV point and radiator.

Bedroom 3
8'8 x 8' approx (2.64m x 2.44m approx)
A generous size third bedroom with a double glazed window to the front, radiator, built-in overstairs storage cupboard/wardrobe.

Bathroom
6'8 x 6'1 approx (2.03m x 1.85m approx)
A white three piece suite having a panelled bath with rain water shower over and mixer tap, vanity wash hand basin, low flush w.c., tiled walls and flooring, black heated towel radiator, inset spotlights and obscure UPVC double glazed window to the rear.

Outside
The property has great stance and curb appeal from the road, there is a block paved driveway providing off the road parking and access to the front door. The rear and side gardens are enclosed by fenced boundaries and there is a patio and lawn which makes great space for entertaining.

Directions
Proceed out of Long Eaton on Derby Road and after some distance past the bend and turn right into Briar Gate. At the end turn right onto Grasmere Road, take a left onto Windermere Road where the property can be found on the right hand side clearly identified by our for sale board.
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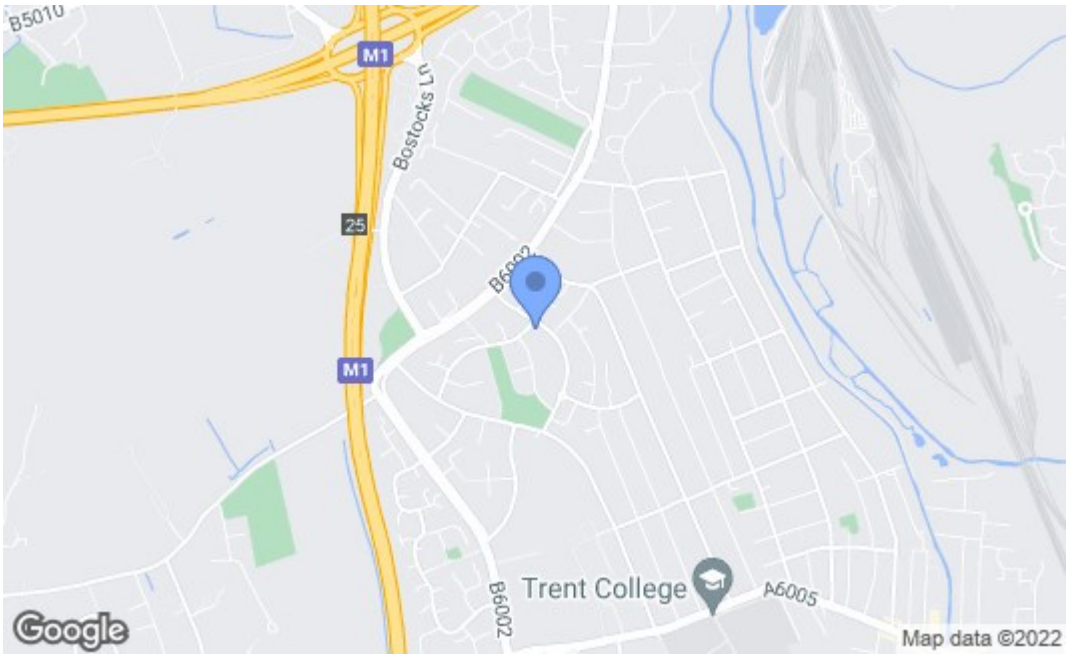

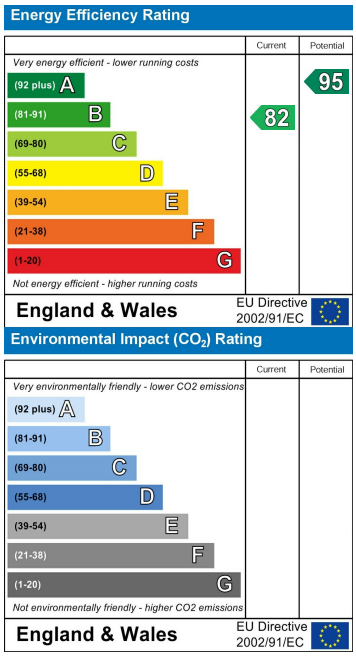

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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