



Bronte Close,  
Long Eaton, Nottingham  
NG10 3RS

**Price Guide £250-260,000**  
**Freehold**



A BEAUTIFULLY PRESENTED, THREE DOUBLE-BED, MID PROPERTY WITH OFF-ROAD PARKING FOR 2/3 CARS.

Robert Ellis are delighted to bring to the market a property which is situated at the head of a quiet cul-de-sac on the popular Pennyfields development. The owners have renovated and stylishly re-decorated throughout. The rear of the house has been opened up and boasts a modern and spacious breakfast-kitchen/diner with patio doors leading to the South-facing garden. To fully appreciate all the property has to offer, a viewing is a must.

In brief, the property comprises of an entrance porch, lounge with a bay window to the front, breakfast kitchen with door to the garage which is now used for storage. On the first floor there are three double bedrooms and a family bathroom. Outside, the property benefits from an additional eco-parking space and to the rear there is a landscaped, privately enclosed, South-facing garden complete with large composite decking and wide shed.

The property is well situated for easy access to all the local amenities and facilities which include the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre. There are health care and sports facilities, and the beautiful West Park is home to the leisure centre, various sports teams and playing fields. There are excellent schools for all ages which include both independent and state schools, all of which have good reputations, and excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway railway stations, Toton tram stop and the A52, which provides good access to both Nottingham and Derby.



### Entrance Porch

Front entrance door, radiator, laminate floor and door to:

### Lounge

19'2 x 11'7 approx (5.84m x 3.53m approx)

UPVC double glazed bay window to the front, radiator, laminate floor, stairs to the first floor, TV and telephone points, door to:

### Breakfast Kitchen

20'7 x 14'1 approx (6.27m x 4.29m approx)

Stunning L-shaped room with wall, base and drawer units with solid oak worktops, double-Belfast ceramic sink and drainer with swan neck mixer tap, tiled walls and splashbacks. Integrated appliances including large fridge/freezer, dishwasher, washing machine and oven with electric hob and extractor hood. Tiled floor, spotlights and a vertical modern radiator. Two UPVC double glazed windows, UPVC double glazed patio doors to the rear. Door to the garage, which is now used as storage.

### First Floor Landing

Access to the loft, which is boarded. Door to airing/storage cupboard housing the gas central heating boiler and doors to:

### Bedroom 1

11'7 x 11'7 approx (3.53m x 3.53m approx)

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

### Bedroom 2

11'5 x 7'6 approx (3.48m x 2.29m approx)

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

### Bedroom 3

9'6 x 8'2 approx (2.90m x 2.49m approx)

UPVC double glazed window to the rear, radiator, door to over-stairs storage cupboard.

### Bathroom

5'5 x 7'6 approx (1.65m x 2.29m approx)

A three-piece suite comprising an extra-wide, panelled bath with shower with waterfall shower head and

hand-held shower, low flush w.c., wash hand basin set in large vanity unit, tiled walls and splashbacks, tiled floor, chrome heated towel rail, spotlights and UPVC double glazed window to the rear.

### Outside

There is a tarmac driveway offering off road parking for two small cars. A lawn to the front has an additional eco-parking space and there is a paved path to the front entrance door. To the rear there is a large, composite deck, lawn and a slate chipping seating area. The South facing garden is privately enclosed with fenced boundaries and there is a double door garden shed.

### Directions

Proceed out of Long Eaton along Derby Road, upon reaching the main Wilsthorpe traffic Island take the left turning onto Wilsthorpe Road, at the next island take the right hand turning onto Pennyfields Boulevard, take a right hand turning onto Ferndene Drive and follow the road around where Bronte Close can be found on the left hand side. The property is situated on the left as you turn into the cul-de-sac.

7266AMEC

### Council Tax

Erewash Borough Council Band C



GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



9 BRONTE CLOSE, LONG EATON, NOTTINGHAM

TOTAL FLOOR AREA: 874 sq.ft. (81.2 sq.m.) approx.

While 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) 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	

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