Robert Ellis

look no further...

Stourdale Close,
Long Eaton, Nottingham
NG10 3PS

£345,000 Freehold

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THIS IS A FOUR BEDROOM DETACHED FAMILY HOME THAT HAS BEEN EXTENDED TO THE REAR WHICH HAS ENLARGED THE LIVING ACCOMMODATION PROVIDED.

Being situated on Stourdale Close which is a quiet cul-de-sac within the popular Dales estate, this gable fronted detached home has been extended by the current owner to provide enlarged ground floor accommodation that has helped to provide a sitting room area off the dining room and a larger breakfast kitchen with this being exclusively fitted with extensive ranges of wall and base units, quartz work surfaces and integrated appliances. For all that is included in this lovely home to be appreciated, both in terms of the size of the accommodation and privacy of the rear garden, we strongly recommend that all interested parties do take a full inspection so they are able to see the whole property for themselves. The property is well placed for easy access to excellent local schools and other amenities and facilities, all of which have helped to make this a very popular and convenient place for people to live.

The property was originally built by Wimpey Homes and has an attractive facia brick to the external elevations under a tiled roof. The accommodation derives all the benefits of gas central heating and double glazing and includes a reception hallway with ground floor w.c. off, large lounge which is positioned at the front of the house and this room has a feature stone fireplace, the extended dining room which has a sitting room area with patio doors leading out to the rear garden, the kitchen has also been enlarged and is exclusively fitted as people will see when they view the property. To the first floor the landing leads to the four good size bedrooms, three of which have built-in furniture and the bathroom which has a white suite with a shower over the bath. Outside there is a detached garage and easily managed gardens to the front and rear, shed and greenhouse which will remain at the property.

The property is within easy reach of Long Eaton town centre where there are Asda and Tesco superstores and many other retail outlets as well as various pubs, restaurants and the well regarded Clifford Gym, there is an infant and primary school within the Dales Estate and The Long Eaton School is only a short walk away, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, Long Eaton Station which is again only a few minutes away, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Open porch with an outside light leading through a UPVC front door with two inset glazed panels to:

Reception Hall
Stairs leading to the first floor with cloaks cupboard under and radiator with shelf over.

Ground Floor w.c.
Having a white low flush w.c. and hand basin with mixer tap and tiled splashback, double cupboard below, radiator and an opaque glazed window.

Lounge/Sitting Room
Two double glazed windows to the front, coal effect electric fire set in a feature stone fireplace with plinths to either side and Cornish slate tiled hearth, radiator, cornice to the wall and ceiling and two wall lights.

Dining/Sitting Room
21'7 x 9'9 overall (6.58m x 2.97m overall)
The original dining room was extended and there is a sitting room area positioned to the far end of the room with the room being divided by an archway. The extended part of the room has two ceiling windows providing additional light and double glazed patio doors leading out to the rear garden, two radiators and cornice to the wall and ceiling.

Breakfast Kitchen
The extended, exclusively fitted breakfast kitchen has white gloss units with brushed stainless steel fittings and quartz work surfaces and includes a 1½ bowl sink with a mixer tap and a four ring Neff induction hob set in a quartz work surface extending along one wall with an integrated dishwasher, cupboards, drawers, shelves and space for an automatic washing machine below, oven and microwave oven with cupboards above and below, upright shelved pantry cupboard with pull out shelving, upright integrated fridge and freezer with matching eye level wall cupboards and shelving with lighting under and a hood over the cooking area, gas boiler housed in a matching wall cupboard, radiator, two roof light windows to the extended part of the kitchen, double glazed door with a window to the side leading out to the rear garden, double glazed window to the side and Karndean style flooring.

First Floor Landing
Hatch to loft, the balustrade from the stairs is continued onto the landing, airing/storage cupboard and a double glazed window on the half landing.

Bedroom 1
12'4 x 12'2 approx (3.76m x 3.71m approx)
Double glazed window to the rear, two double wardrobes with central dressing table having a mirror to the wall, all with cupboards over and a radiator.

Bedroom 2
12'3 x 9'6 approx (3.73m x 2.90m approx)
Double glazed window to the front and a radiator.

Bedroom 3
12'3 x 9'6 approx (3.73m x 2.90m approx)
Double glazed window to the front, range of wardrobes with cupboards and shelf over the bed position, fitted desk with cupboards under and shelving to the wall above and a radiator.

Bedroom 4
13' x 7' approx (3.96m x 2.13m approx)
Double glazed window to the rear, double wardrobe with dressing table having a cupboard and a shelf over the bed position and a radiator.

Bathroom
The bathroom has a white suite including a panelled bath with a mixer tap and a shower with shower panelling to the walls and a protective glazed screen, hand basin with mixer tap and double cupboard below, low flush w.c, opaque double glazed eye level window, tiling to the walls, electric shaver point, chrome heated ladder towel radiator and double mirror fronted wall cabinet.

Outside
At the front of the property there is a lawn with a raised bed which is planted and has slate chips and there is an established border in front of the house. To the right of the property there is a long drive leading from the front down the side of the property to the garage which is positioned to the ear and this provides off the road parking for several vehicles. From the drive there is a wrought iron gate leading into the rear garden which has a slabbed patio extending across the rear of the house with a path leading to a door to the side of the garage and to the bottom of the garden where there is a shed and greenhouse and the rear garden is lawned with a rockery central bed and established beds to the sides. The garden is kept private by having fencing to the boundaries.

Garage
15'5 x 8'3 approx (4.70m x 2.51m approx)
The garage is positioned to the rear of the property and is concrete sectional with an up and over door to the front and a personal UPVC door with inset double glazed panel to the side. There is a window to the rear and lighting and power is provided in the garage.

Shed
10' x 6' approx (3.05m x 1.83m approx)
This good quality wooden Shed is positioned behind the garage and provides an excellent storage facility.

Greenhouse
The greenhouse will remain at the property when it is sold.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. At the second mini island turn right onto Dovedale Avenue, fourth right into Wharfedale Road, second right onto Langdale Drive and second left onto Stourdale Close.
9411MP

Council Tax
Erewash Borough Council Band D

Agents Notes
There is an AI photo on this property

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 4mbps Superfast 38mbps Ultrafast 1800mbps
Phone Signal – EE, Vodafone, 02
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

Whilst 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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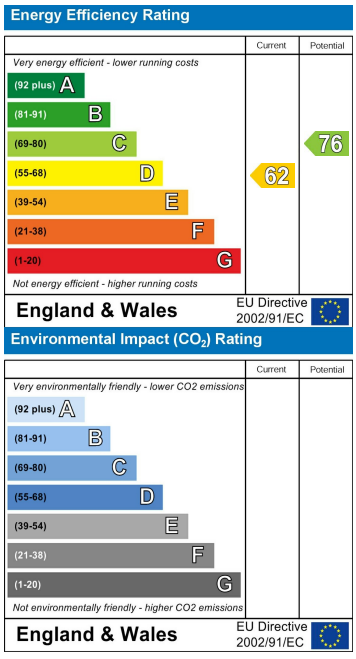

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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