Robert Ellis

look no further...

32 Hoselett Field Road,
Long Eaton, Nottingham
NG10 1PU

£199,950 Freehold

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THIS AN IMMACULATE THREE BEDROOM SEMI DETACHED HOME POSITIONED ON A QUIET CUL-DE-SAC IN THE HEART OF THE VERY POPULAR FIELDS FARM DEVELOPMENT.

Being located on Hoselett Field Road, this three bedroom semi detached property provides tastefully finished accommodation which will suit a whole range of buyers, from people buying their first property through to those who might be downsizing or in search of a house that is easily maintained and convenient for all the amenities and facilities provided by the area. The property has a very neat appearance from the front due to the current owners having recently had the front re-laid with tarmacadam with brick edges and low level fencing to both sides which provides off the road parking for two vehicles. The recently laid front driveway also extends to a path which runs down the left hand side of the house and provides access to the main entrance door and via a gate to the lovely private rear garden. For all that is included to be appreciated, we strongly recommend that interested parties do take a full inspection which will enable them to see the extent of both the round and first floor accommodation and the size and privacy of the rear garden for themselves.

The property was originally built by Stanton Estates who developed the majority of Fields Farm and is constructed of facia brick to the external elevations under a pitched tiled roof. The well proportioned accommodation derives all the benefits of gas central heating and double glazing and includes a reception hall, lounge which is very light and airy and has patio doors leading out to the decked area at the rear and also has stairs to the first floor. There is a dining room positioned at the front of the house and this currently has an open plan arrangement to the main lounge, but could have internal doors re-fitted if this was preferred by a new owner. The lounge and dining areas also have quality engineered wood flooring which gives a lovely feel to these two rooms. The kitchen is well fitted with grey fronted wall and base units and has integrated cooking appliances and this is accessed from the main reception hall which runs through the middle of the house and is accessed from the side of the property. To the first floor the landing has wooden panelled doors leading to the three bedrooms and bathroom which is fully tiled and has a white suite complete with a shower over the bath position. Outside there is the driveway and car standing at the front of the property and at the rear a private garden with a decked area to the immediate rear of the house leading onto a lawn and there is a wide slabbed path running down the left hand side to a shed which is positioned at the bottom of the garden. The garden is kept private by having fencing to the three boundaries.

The property is well placed for easy access to the Asda and Tesco superstores and many other retail outlets found in the town centre where there are also pubs, restaurants and the well known Clifford Gym. There are excellent local schools for all ages, healthcare and further sports facilities including the West Park Leisure Centre and adjoining playing fields and the Trent Lock Golf Club, walks along the Erewash Canal and at Trent Lock and transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Reception Hall
UPVC front door with two inset opaque glazed panels, built-in storage cupboard, radiator, tiled flooring and pine doors with inset glazed panels leading to:

Lounge/Sitting Room
16' x 13' approx (4.88m x 3.96m approx)
Double glazed patio doors leading out to the decked area at the rear of the property and a double glazed window overlooking the rear garden, feature electric stone effect fire set in a contemporary surround with hearth, engineered wood flooring which extends into the dining area, stairs with balustrade leading to the first floor, radiator and cornice to the wall and ceiling.

Dining Room
8' x 8' approx (2.44m x 2.44m approx)
Double glazed window to the front, quality engineered wood flooring, radiator and cornice to the wall and ceiling.

Kitchen
9' x 7'6 approx (2.74m x 2.29m approx)
The kitchen is well fitted and has grey fronted units with brushed stainless steel fittings and includes a circular sink and drainer with mixer tap and a four ring gas hob set in a work surface which extends to three sides and has ranges of cupboards, drawers, space for an automatic washing machine and oven below, matching eye level wall cupboards with a hood to the cooking area, tiling to the walls by the work surface areas, tiled flooring, recessed lights to the ceiling, space for an upright fridge freezer and a double glazed window to the front.

First Floor Landing
The balustrade continues from the stairs onto the landing, double glazed window to the side, hatch to loft, built-in airing/storage cupboard and wood panelled doors to:

Bedroom 1
12' x 9' approx (3.66m x 2.74m approx)
Double glazed window to the rear, cornice to the wall and ceiling and radiator.

Bedroom 2
10' x 9' reducing to 8' approx (3.05m x 2.74m reducing to 2.44m approx)
Double glazed window to he front, cornice to the wall and ceiling and radiator.

Bedroom 3
9' x 7' approx (2.74m x 2.13m approx)
Double glazed window to the front, radiator and cornice to the wall and ceiling.

Bathroom
The bathroom is fully tiled and includes a panelled bath with mixer taps with a shower over and a protective screen, low flush w.c. and hand basin with mixer taps, tiled flooring, chrome heated ladder towel radiator, opaque double glazed window and recessed lights to the ceiling.

Outside
At the front of the property the current owners have laid a new tarmacadam driveway which has a brick edge and provides off the road parking for two vehicles. There is low level fencing to either side of the drive and the tarmacadam extends down the left hand side of the property to the main entrance door and through a gate which leads to the rear garden. At the rear of the property there is a decked area which leads onto a lawned garden which has beds to the far boundary and right hand side and there is a wide slabbed pathway which leads from the gate at the side of the property down to the shed which is positioned at the bottom left hand corner of the rear garden. The garden is kept private by having fencing to three sides, there is outside lighting and a water supply provided.

Directions
Proceed out of Long Eaton along Main Street and at the island by the Tappers Harker continue straight across into Fields Farm Road. Take the left turning into Bosworth Way, left into Hoselett Field Road and the property can be found on the right as identified by our 'for sale' board.
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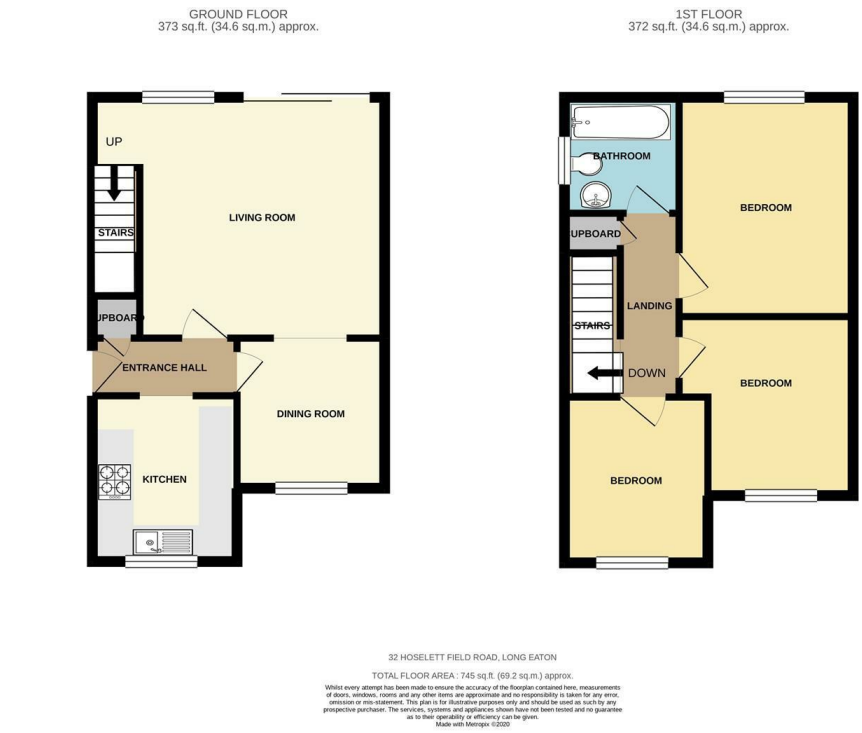

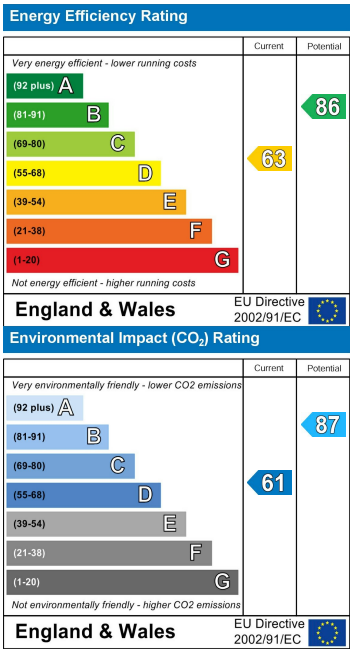

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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