Robert Ellis

look no further...

Eaton Grange Drive,
Long Eaton, Nottingham
NG10 3QE

O/O £385,000 Freehold

0115 946 1818

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A THREE BEDROOM DETACHED BUNGALOW FOUND ON A CORNER PLOT IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are delighted to offer to the market a rare opportunity to purchase a good sized bungalow set within a great location. Eaton Grange Drive is a sought after location and this property provides a fantastic space throughout for anyone looking to move or downsize to spacious accommodation set on one level. The property offers great benefits such as a lounge diner stretching in excess of 24ft, an en-suite to the master bedroom and a double garage with ample parking spaces. The property is also ideally located for bus routes in addition to being ideally located for A52 and M1. Internal inspection is highly recommended to avoid disappointment.

The property is of brick construction and the internal accommodation briefly compromises of a porch upon entrance leading to the hallway which provides access to the spacious lounge diner. There is a conservatory that links the kitchen and utility together with the utility room also offering an additional WC. Also off the hallway is the main bathroom which has a four piece suite. There are three good sized bedrooms with the master bedroom boasting fitted wardrobes and an en-suite shower room. Externally, the property sits on a corner plot with the rear garden having a lawned area and a raised patio. There is plenty of space on the driveway which in turn leads to the double garage.

The property is a short drive away from the centre of Long Eaton where there are Asda, Tesco, Aldi and Lidl stores along with many other retail outlets as well as restaurants and pubs with Eaton Farm pub and carvery being on the Wilsthorpe Road roundabout which is a few minutes away. If required there are schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the transport links include J25 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.

Porch
Double glazed door to the front, tiled flooring and door to:

Hallway
Loft access hatch, cupboard housing the boiler and doors to:

Lounge/Dining Room
24'10 into bay x 12'2 approx (7.57m into bay x 3.71m approx)
Double glazed box bay window to the front, two radiators, double glazed window to the side, coving to ceiling, electric fire, hearth and mantle, sliding doors to:

Conservatory
Double glazed sliding doors to the rear, radiator and double glazed window to the side. Door to utility.

Kitchen
11'7 x 11'3 approx (3.53m x 3.43m approx)
Double glazed window to the rear, range of matching wall and base units with work surfaces over, inset sink and drainer, integrated electric oven, four ring induction hob, sink and drainer, integrated dishwasher (not tested), part tiled walls, tiled flooring, radiator and door to:

Utility Room
8'8 x 10'7 approx (2.64m x 3.23m approx)
Double glazed window and door to the rear, stainless steel sink and drainer, plumbing for a washing machine, radiator and door to:

Ground Floor w.c.
8'8 x 10'7 approx (2.64m x 3.23m approx)
Low flush w.c., double glazed window to the rear.

Bedroom 1
12'4 x 13'1 max approx (3.76m x 3.99m max approx)
Double glazed window to the rear, fitted wardrobes, radiator.

En-Suite
Double glazed window to the side, pedestal wash hand basin, low flush w.c., walk-in shower, part tiled walls, tiled floor, chrome heated towel rail.

Bedroom 2
8'9 x 12'9 approx (2.67m x 3.89m approx)
Double glazed window to the front, radiator.

Bedroom 3
8'4 x 9'7 approx (2.54m x 2.92m approx)
Double glazed window to the front, radiator.

Bathroom
Double glazed window to the side, panelled bath, single shower cubicle with shower, pedestal wash hand basin, fully tiled walls, tiled floor and wall mounted chrome heated towel rail.

Outside
The rear garden is laid mainly to lawn with a raised split level patio, wall and fencing to the boundaries.

Garage
17'5 x 7'7 approx (5.31m x 2.31m approx)
Two up and over doors, power and lighting and side pedestrian door.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and onto Wilsthorpe Road where Eaton Grange Drive can be found as the first turning after the pub on the left hand side.
8170AMCO

Council Tax
Erewash Borough Council Band E

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky
Broadband Speed - Standard 8mbps Superfast 79mbps Ultrafast 1000mbps
Phone Signal – EE, 02, Vodafone, Three
Sewage – Mains supply
Flood Risk – No, surface water low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

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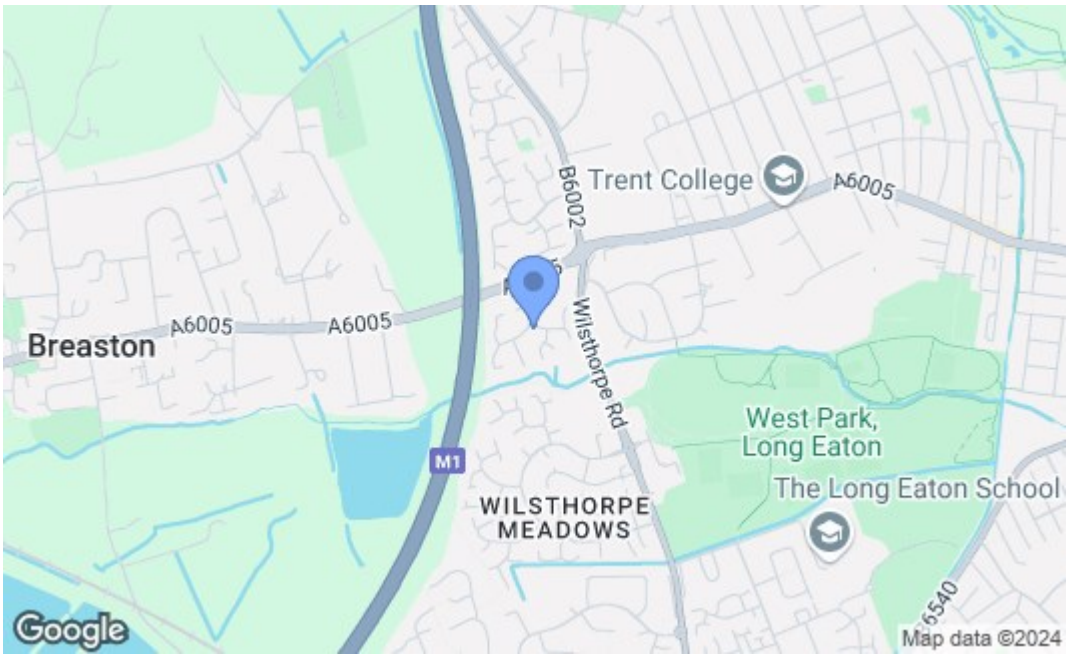

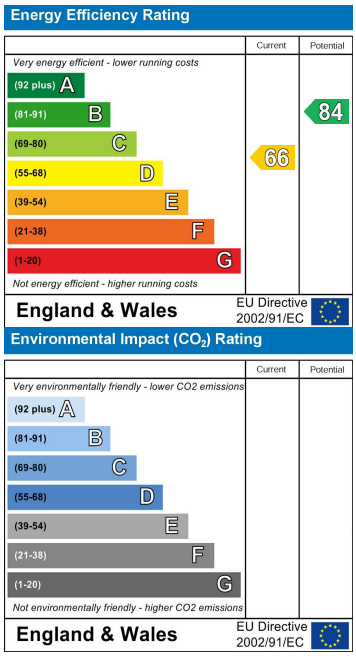

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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