



Rosedale Close,  
Long Eaton, Nottingham  
NG10 3JF

**Price Guide £245,000-249,995**

**Freehold**



THIS IS A THREE BEDROOM SEMI DETACHED PROPERTY POSITIONED ON A MUCH SOUGHT AFTER ROAD IN THIS POPULAR RESIDENTIAL AREA.

Being located on Rosedale Close, this three bedroom semi detached property offers a lovely home which will suit a whole range of buyers, from people buying their first property through to those who might be downsizing from a larger home. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to excellent local amenities and facilities including schools for younger children, which are literally at the end of the road and excellent shopping facilities can be found in Long Eaton town centre which is only a few minutes drive away and there are also excellent transport links, all of which have helped to make this a very popular and convenient place for people to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of gas central heating and double glazing and comprises a reception hall, a through lounge which includes a dining area and has French doors leading into a conservatory at the rear, a well fitted kitchen with wall and base units and integrated appliances and to the first floor the landing leads to the three bedrooms and bathroom. Outside there is block paved car parking at the front, a drive and car port to the left hand side and a private, mainly lawned rear garden with fencing to the boundaries.

The property is well placed for easy access to excellent local schools for all ages, Long Eaton town centre is a short drive away where there are Asda, Tesco, Aldi and other retail outlets, there are 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.



Wood panelled front door with two inset opaque glazed panels and double glazed side panels leading to:

#### Reception Hall

Stairs with storage space below leading to the first floor, radiator and laminate flooring.

#### Lounge/Dining Room

24'3 x 10'2 reducing to 8'8 approx (7.39m x 3.10m reducing to 2.64m approx)

Double glazed window to the front, Adam style fireplace with an inset electric stone effect fire, double glazed French doors with side panels leading to the conservatory, two radiators, cornice to the wall and ceiling and two wall lights.

#### Conservatory

9'6 x 9'3 approx (2.90m x 2.82m approx)

Double glazed patio doors leading out to the garden, double glazed window to the rear and tiled flooring.

#### Kitchen

9'10 x 7'3 approx (3.00m x 2.21m approx)

The kitchen is fitted with wood grain effect units and includes a stainless steel sink with a mixer tap and a four ring hob set in a work surface with cupboards, oven and space for an automatic washing machine below, work surface with cupboards, drawers and space for a fridge and freezer below, matching eye level wall cupboards, tiling to the walls by the work surface areas, double glazed window to the side, recessed lighting to the ceiling, opaque glazed door leading out to the rear with a double glazed window to the rear and tiled flooring.

#### First Floor Landing

Opaque double glazed window to the side, hatch with ladder leading to the loft and the balustrade continues from the stairs onto the landing.

#### Bedroom 1

12'9 x 9'9 approx (3.89m x 2.97m approx)

Double glazed window to the front and a radiator.

#### Bedroom 2

10'9 x 9'9 approx (3.28m x 2.97m approx)

Double glazed window to the rear, radiator and built-in cupboard.

#### Bedroom 3

9'7 x 6'5 approx (2.92m x 1.96m approx)

Double glazed window to the front, built-in cupboard and radiator.

#### Bathroom

The bathroom has a white suite including a panelled bath with tiling to two walls, chrome hand rails and a mixer tap/shower, hand basin with mixer tap and double cupboard below, low flush w.c., opaque double glazed window and a chrome ladder towel radiator.

#### Outside

There is a block paved parking area at the front of the property for two vehicles and a drive extending down the left hand side of the house where there is a car port with double wrought iron decorative gates to the front.

At the rear of the property there is a patio with a shed, lawn with borders to the sides and there is fencing to the three boundaries. An outside light and water supply is provided.

#### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second mini island turn right into Dovedale Avenue and Rosedale Close can be found as the third turning on the left hand side.

7238AMMP

#### Council Tax

Erewash Borough Council Band B





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(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	

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.