



Elgar Drive,
Long Eaton, Nottingham
NG10 3PY

O/I/R £390,000 Freehold



THIS IS A STUNNING FOUR BEDROOM DETACHED FAMILY HOME WHICH HAS A NEWLY LAID DRIVE TO THE FRONT AND A NEW PATIO AND PRIVATE GARDEN TO THE REAR.

Being located on Elgar Drive, which is a private cul-de-sac on the outskirts of Long Eaton, this beautiful family home is highly appointed throughout and we are sure will appeal to people looking for this size of property in the Long Eaton area. For the size and layout of the accommodation and privacy of the garden at the rear to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this beautiful home for themselves. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations with the front being relined by render, all under a pitched tiled roof and the tastefully finished accommodation derives the benefits from having gas central heating, with the radiators having been replaced with feature radiators, and there is double glazing throughout. Being entered through the front door the accommodation includes a reception hall which has engineered oak flooring extending into the dining room and ground floor w.c., there is a separate ground floor w.c., a lounge with a feature fireplace, separate dining room which could alternatively be a second sitting room or similar, the dining kitchen extends across the rear of the house and this is exclusively fitted and equipped with cream gloss handle-less soft closing units and bespoke granite work surfaces and from the kitchen there are patio doors leading into a conservatory which provides a further seating area and has doors leading out to the newly laid patio at the rear. To the first floor the landing leads to the four bedrooms, with the main bedroom having an en-suite shower room, the fourth bedroom has currently been used as a dressing room and has recently fitted quality wardrobes and a dressing table and the family bathroom has a white suite with a mains flow shower over the bath. Outside there is the newly laid block paved driveway at the front which provides off road parking for four vehicles, with there being a lawn and raised bed running along the front boundary, there is a path extending down the right hand side of the house to the rear where the large garden has had a recently laid stone slabbed patio which provides several areas to sit, lawn, an established border, shed and the garden is kept private by having fencing to the boundaries.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there is a local shop on the Dales estate with further shopping facilities on Tamworth Road in Sawley, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus, 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.



Front Door

Wood grain effect UPVC front door with two inset opaque glazed panels leading to:

Reception Hall

Engineered oak flooring extending into the ground floor w.c. and dining room, feature radiator, stairs with balustrade and storage cupboard below leading to the first floor, recessed lighting to the ceiling, oak panelled doors leading to the lounge, dining room, ground floor w.c., understairs storage cupboard and door with an inset glazed panel leading to the dining kitchen.

Ground Floor w.c.

Having a white low flush w.c., wall mounted hand basin with a mixer tap, engineered oak flooring, opaque glazed window, feature radiator and a recessed light to the ceiling.

Lounge/Sitting Room

12'8 x 11'2 approx (3.86m x 3.40m approx)

Double glazed leaded window to the front, stone effect gas fire set in a contemporary Adam style surround with a glazed shelf and lighting above and an inset and hearth, feature radiator, cornice to the wall and ceiling and a TV point.

Dining Room

17' x 7'9 approx (5.18m x 2.36m approx)

Double glazed leaded window to the front and a double glazed window to the side, feature radiator, engineered oak flooring and recessed lighting to the ceiling.

Dining Kitchen

23'2 x 8'7 approx (7.06m x 2.62m approx)

The exclusively fitted and equipped dining kitchen has cream soft closing handle-less units and bespoke granite work surfaces with matching upstands and includes a 1½ bowl sink with a pre-wash mixer tap set in a work surface extending to three sides with cupboards, an integrated dishwasher and drawers below, space for a cooking Range with a back plate and hood over, L shaped granite work surface extending to a dining area for four people and below the work surface there is an integrated fridge, freezer and cupboards, matching eye level wall cupboards with lighting under, further work surface with an integrated automatic washing machine and wide drawers below, recessed lighting to the ceiling, feature radiator, tiled floor, wood grain effect UPVC rear door with two double glazed inset panels and a double glazed window to the rear and double glazed sliding patio doors with full height fitted shutters leading into:

Conservatory

11'6 x 10'2 approx (3.51m x 3.10m approx)

The conservatory provides a further sitting area and has double opening, double glazed French doors leading out to the newly laid patio at the side, double glazed windows with fitted blinds to three sides, a vaulted polycarbonate roof, tiled flooring and a feature vertical radiator.

First Floor Landing

The balustrade continues from the stairs onto the landing and there is a half double glazed window with fitted shutters on the half landing, built-in airing/storage cupboard, recessed lighting to the ceiling and oak panelled doors leading to the bedroom, bathroom and airing/storage cupboard.

Bedroom 1

12'7 x 9'10 approx (3.84m x 3.00m approx)

Double glazed leaded window to the front, feature radiator, two double full height built-in wardrobes providing hanging space, shelving and drawers and a panelled door to:

En-Suite

The en-suite to the main bedroom is half tiled and has a large walk-in shower with a mains flow shower system having a rainwater shower head and a hand held shower, tiling to three walls and a glazed door, pedestal wash hand basin with a mixer tap and a low flush w.c., chrome ladder towel radiator, opaque double glazed window, recessed lighting to the ceiling, extractor fan and a circular adjustable mirror to the wall above the sink position.

Bedroom 2

12'7 to 9'3 x 8'8 approx (3.84m to 2.82m x 2.64m approx)

Double glazed window to the rear and a feature radiator.

Bedroom 3

10'2 x 8'3 approx (3.10m x 2.51m approx)

Double glazed leaded window to the front and a feature radiator.

Bedroom 4

9' x 4'10 plus wardrobes approx (2.74m x 1.47m plus wardrobes approx)

The fourth bedroom is currently used as a dressing room and has recently been fitted with high quality built-in furniture with the bedroom having a double glazed window with a fitted blind to the rear, fitted dressing table with drawers below and a mirror to the wall above, range of full height built-in wardrobes extending along one wall providing hanging space and shelving and a feature radiator.

Bathroom

The bathroom has a white suite including a panelled bath with a central mixer taps and a mains flow shower over having a rainwater shower head and hand held shower, tiling to three walls and a protective glazed screen, pedestal wash hand basin and low flush w.c., tiling to the walls by the sink and w.c. areas, tiled flooring, chrome ladder towel radiator, recessed lighting to the ceiling and an opaque double glazed window with a fitted blind.

Outside

The area at the front of the property has been recently landscaped and has a block paved driveway and provides off road parking for four vehicles, there is a lawn with a raised planted border to the front which has a fitted seat, there is fencing to the left hand boundary, an outside light by the front door and to the right hand side of the property there is a path leading to a gate which provides access to the rear garden.

The rear garden has recently been landscaped with a newly laid stone slabbed patio which provides several seating and dining areas, the lawn has an established border to the right hand side, there is a shed at the bottom of the garden, a path leads along the side of the property to a gate which provides access to the front, there is outside lighting, an external tap, EV charging point and power point and the rear garden is kept private by having fencing to the boundaries.

Shed

10' x 10' approx (3.05m x 3.05m approx)

The shed has windows to the front and side, double opening doors and power and lighting is provided in the shed.

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right into Wilsthorpe Road. Take the left hand turning into Ruskin Avenue, left into Darwin and first right into Elgar Drive where the property can be found on the right hand side.
8916AMMP

Council Tax

Erewash Borough Council Band D

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

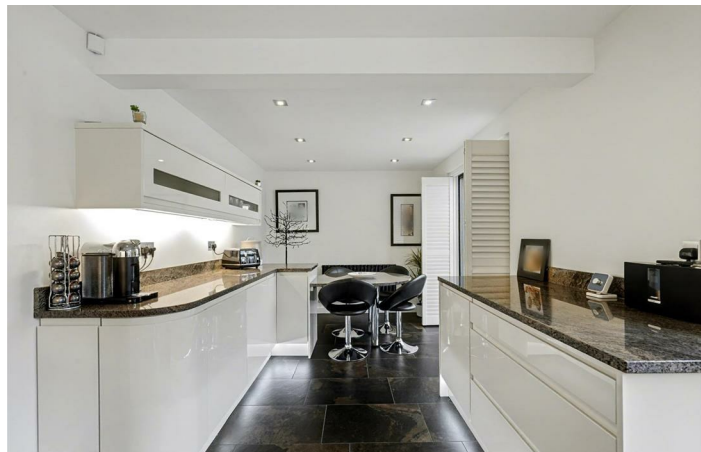
Flood Risk – No flooding in the past 5 years

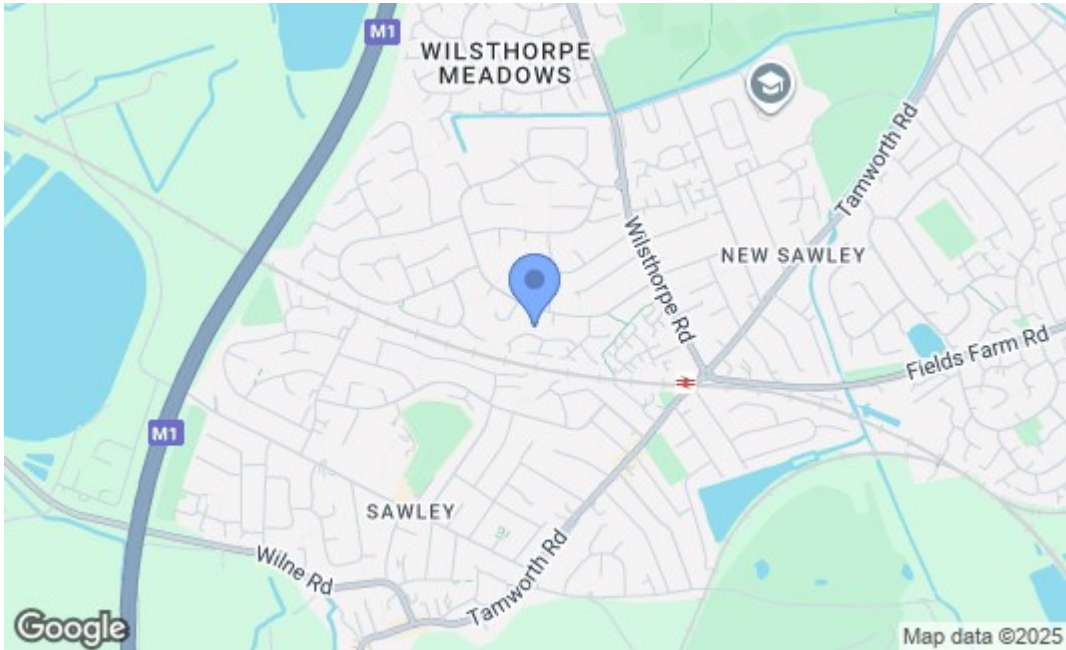
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.