Robert Ellis

look no further...

Plot 1 Highfield Street,
Long Eaton, Nottingham
NG10 4GY

£245,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

WE ARE VERY PLEASED TO OFFER A FANTASTIC OPPORTUNITY TO PURCHASE FOUR NEW PROPERTIES IN AN IDEAL LOCATION FOR FAMILIES ON HIGHFIELD STREET.

Robert Ellis are delighted to bring to the market Plot 1 of 4 properties which are located in a prime area for families being within walking distance of local primary and secondary schools and close to amenities and facilities offered by Long Eaton. There will be two styles of property, two which will have the kitchen to the front elevation and two with the kitchen facing the rear elevation. The properties will be finished to a high standard once complete having Kardene throughout the ground floor accommodation and fitted appliances to the kitchen. The accommodation is arranged over three floors with the master being on the top floor with its own en-suite shower room. For more information or to book your viewing please call the Long Eaton office.

The property is constructed of brick to the external elevation all under a tiled roof and benefits form modern conveniences such as gas central heating and double glazing having sash windows to the front. In brief comprises of an entrance hall, lounge, dining kitchen and ground floor w.c. To the first floor there are Two Bedrooms and the family bathroom. To the second floor is the Master Bedroom and En-Suite. Outside there is off road parking and a privately enclosed rear courtyard.

The property is within easy reach of the Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and transport links include J25 of the M1, Long Eaton and East Midlands Parkway Stations, 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.

Entrance Hall
Composite front entrance door, stairs to the first floor landing, radiator and door to:

Lounge 13'05 x 11'09 approx (4.09m x 3.58m approx)
UPVC double glazed sash window to the front, Kardene floor, radiator, door to under stairs storage cupboard and door to:

Kitchen 15'06 x 8'04 approx (4.72m x 2.54m approx)
Wall, base and drawer units with work surface over, stainless steel sink and drainer unit with mixer tap over, integrated oven, gas hob and extractor hod over, integrated washing machine, integrated fridge and freezer, splash backs, UPVC double glazed window to the rear and UPVC double glazed patio doors to the rear and door to:

Ground Floor W.C
Low flush w.c, sink, tiled walls and splashbacks.

First Floor landing
UPVC double glazed sash window to the front, radiator and doors to:

Bedroom 2 15'05 x 8'05 approx (4.70m x 2.57m approx)
Two UPVC double glazed windows to the rear, radiator, TV point.

Bedroom 3 9'01 x 7'06 approx (2.77m x 2.29m approx)
UPVC double glazed sash window to the front, radiator, TV point.

Bathroom
A white three piece suite comprising of a P-Shape bath with shower form the mains having a waterfall shower head and a hand held shower head, pedestal wash hand basin, low flush w.c, tiled walls and splashbacks, chrome heated towel rail, tiled floor, UPVC double glazed window to the side.

Second Floor Landing
Doors to:

Master Bedroom 14'05 x 12'0 approx (4.39m x 3.66m approx)
Two velux windows, TV point, radiator and door to:

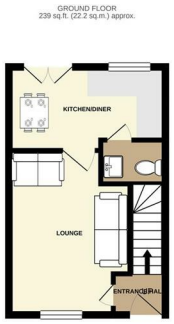
En-Suite
A three piece suite comprising of a walk-in shower cubicle with shower form the mains, pedestal wash hand basin, low flush w.c, tiled walls and splashbacks, chrome heated towel rail., velux window.

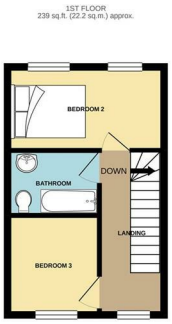
Outside
To the front of the property there is off road parking and a low maintenance patio garden to the rear.

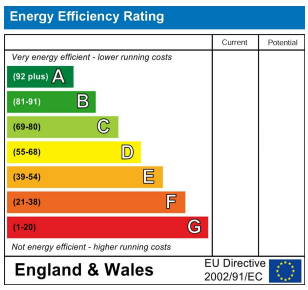
Directions
Proceed out of Long Eaton along Derby Road turning right at the bend into College Street and fifth right into Highfield Street where the property can be found on the left as identified by our for sale board.
6438NM

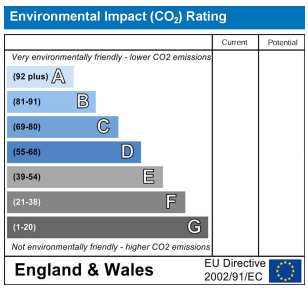
Mortgage (paragraph)
Robert Ellis Estate Agents can help you find a mortgage with The Mortgage Company, our sister company, on 0115 951 8898 or in person at branches where our mortgage advisors are available six days a week to discuss your needs. The Mortgage Company use over 60 different lenders to find a mortgage specific to your requirements. They also offer full advice on insurance or protection, offering life insurance, critical illness cover, income protection, family cover and buildings and contents insurance, based on an analysis of a number of insurers.

Your property may be repossessed if you do not keep up repayments on your mortgage.









TOTAL FLOOR AREA : 718 sq.ft. (66.7 sq.m.) approx.
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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