Robert Ellis

look no further...

Calderdale Drive,
Long Eaton, Nottingham
NG10 3PP

Price Guide £225-230,000

Freehold

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A THREE BEDROOM SEMI DETACHED PROPERTY BEING SITUATED ON THE POPULAR DALES ESTATE.

Robert Ellis are delighted to bring to the market a spacious property that offers lots of storage and good outside space, with room to the side or rear to extend if required, subject to the necessary permissions. The property would make an ideal purchase for a whole range of buyers, from first time buyers to someone who might be downsizing and looking for a property which is easy to maintain and well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area. For the size of the accommodation and gardens to be appreciated, we strongly recommend an interested parties so they are able to see the whole property for themselves.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from gas central heating and double glazing. In brief the accommodation comprises of a spacious entrance hall with cloaks cupboard, lounge, separate dining room and breakfast kitchen. To the first floor there are three good size bedrooms and a family bathroom with another large storage cupboard on the landing and access to the loft. Outside there is block paving offering off road parking for at least 2 cars/vehicles, garage which is the full length of the property and a privately enclosed rear garden.

Being situated on the Dales Estate this most lovely home is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, health care and sports facilities and excellent transport links which include J25 of the M1, East Midlands Airport, Long Eaton Station which is only a few minutes walking distance away from the property and the A52 and other main roads all of which provide good access to both Nottingham and Derby.

Entrance Hall
Composite front entrance door, radiator, door to a large storage cupboard, UPVC double glazed window to the side, stairs to the first floor and door to:

Lounge
10'6 x 13'8 approx (3.20m x 4.17m approx)
UPVC double glazed window to the front, TV point, electric fire with surround, radiator, double doors to:

Dining Room
13'4 x 9'1 approx (4.06m x 2.77m approx)
UPVC double glazed window to the rear, radiator, TV point.

Kitchen
10'8 x 7'3 approx (3.25m x 2.21m approx)
Wall, base and drawer units with roll edged work surface over, ceramic sink and drainer with swan neck mixer tap, appliance space, tiled walls and splashbacks, UPVC double glazed window and composite rear exit door.

Ground Floor w.c.
Low flush w.c., wash hand basin, tiled spalshbacks, tiled floor, UPVC double glazed window to the side.

First Floor Landing
UPVC double glazed window to the side, access to the loft with a pull down ladder which is partially boarded and houses the boiler (approx 7 years old), door to a large storage cupboard and doors to:

Bedroom 1
14'3 x 10'2 approx (4.34m x 3.10m approx)
UPVC double glazed window to the rear, radiator and built-in wardrobe.

Bedroom 2
11'1 x 10'3 approx (3.38m x 3.12m approx)
UPVC double glazed window to the rear, radiator, built-in wardrobe.

Bedroom 3
9'7 x 6'7 approx (2.92m x 2.01m approx)
UPVC double glazed window to the front, radiator, laminate floor, overstairs storage cupboard with shelving.

Bathroom
6'8 x 6'9 approx (2.03m x 2.06m approx)
Three piece suite comprising panelled bath with electric shower over, low flush w.c., wash hand basin, tiled walls and splashbacks, radiator and UPVC double glazed window to the rear.

Outside
To the front of the property there is block paving with a gravelled border offering parking for at least 2 cars/vehicle and this leads to the garage. At the rear of the property there is a decked area which leads to the lawn and hard standing to the right hand side of the garden. The garden is privately enclosed with fenced boundaries and thee are double power points and an outside tap. The rear garden backs onto bungalows and is not overlooked. There is also outside lighting.

Garage
28'8 x 7'5 approx (8.74m x 2.26m approx)
Up and over door, plumbing for an automatic washing machine, light and power and door to the rear garden.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road and at the second mini island turn right into Dovedale Avenue, fourth right into Wharfedale Road and first right into Calderdale Drive.
7198AMEC

Council Tax
Erewash Borough Council Band B

GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.

1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.

46 CALDERDALE DRIVE, LONG EATON

TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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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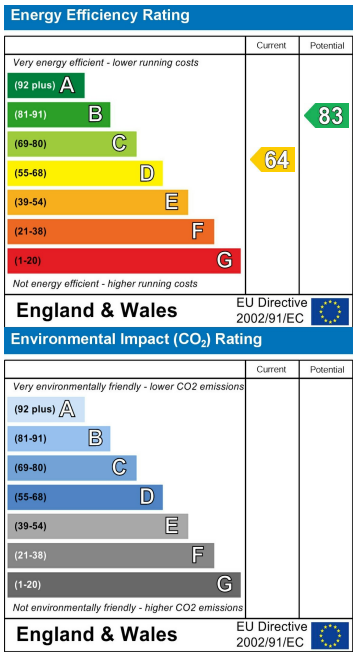

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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