



Peakdale Close,  
Long Eaton, Nottingham  
NG10 3PH

**£239,950 Freehold**



A RECENTLY RENOVATED THREE BEDROOM SEMI DETACHED PROPERTY FOUND ON THE EVER POPULAR DALES ESTATE WITH A FANTASTIC RE-FITTED KITCHEN AND BATHROOM, AN EARLY VIEWING IS A MUST.

Robert Ellis are extremely pleased to bring to the market this well presented three bedroom semi detached property. The property derives the benefit of modern conveniences such as gas central heating and double glazing. Situated in a cul-de-sac on the popular Dales estate, the current owners have recently re-fitted the kitchen with a high quality Steven Christopher kitchen incorporating integral appliances whilst offering additional breakfast bar sitting space and ample space for a dining table and there is the re-fitted bathroom to the first floor.

The property is constructed of brick to the external elevations all under a tiled roof and derives the benefit of gas central heating and double glazing. In brief the accommodation comprises of a lobby, living room, re-fitted dining kitchen to the rear with bi-fold doors leading to the rear garden and to the first floor three bedrooms and the re-fitted family bathroom. Outside there is a driveway to the front, concrete sectional garage and landscaped garden.

The property is only a few minutes drive away from the centre of Long Eaton where there are Asda and Tesco superstores and many other retail outlets, there are schools for all ages within easy walking distance, 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.



### Lobby

UPVC double glazed composite door to the front with windows to the front and side, ceiling light point, coat hooks, internal composite door to:

### Living Room

14'6" x 13'10" approx (4.42m x 4.22m approx)

UPVC double glazed bay window to the front and additional UPVC double glazed window to the side, modern column radiator, laminate flooring, ceiling light point, stairs to the first floor, internal glazed door to:

### Re-fitted Dining Kitchen

14'9" x 10'3" approx (4.50m x 3.12m approx)

This modern open plan re-fitted dining kitchen has been re-fitted by Steven Christopher and incorporates an over hang island breakfast bar, inset Bora induction hob with inset extractor unit, under mounted 1 1/2 bowl sink with mixer tap, integral Neff oven with integral combination oven above, integral fridge freezer, composite work surface, feature smoked glass splashback, luxury vinyl tiled flooring, recessed spotlights to the ceiling with feature ceiling pendant, understairs storage cabinet, wall mounted TV point, feature vertical radiator, ample space for dining table and bi-fold doors to the landscaped garden at the rear.

### First Floor Landing

UPVC double glazed window to the side, loft access hatch, dado rail and panelled doors to:

### Bedroom 1

13'6" x 8'4" approx (4.11m x 2.54m approx)

UPVC double glazed picture window to the front, recessed spotlights to the ceiling, coving to the ceiling, wall mounted radiator, built-in wardrobes with sliding mirror doors providing additional storage space.

### Bedroom 2

9'4" x 8'3" approx (2.84m x 2.51m approx)

UPVC double glazed window to the rear, ceiling light point and wall mounted radiator.

### Bedroom 3

10'11" x 5'10" approx (3.33m x 1.78m approx)

UPVC double glazed window to the front, ceiling light point, wall mounted radiator, built-in storage cupboard over the stairs.

### Bathroom

6'1" x 6' approx (1.85m x 1.83m approx)

This re-fitted suite comprises of a P shaped panelled bath with rain water shower head attachment over, vanity wash hand basin with storage cupboard below, concealed low flush w.c., heated towel rail, feature tiled splashbacks, tiling to the floor, recessed spotlights to the ceiling, extractor fan and UPVC double glazed window to the rear.

### Outside

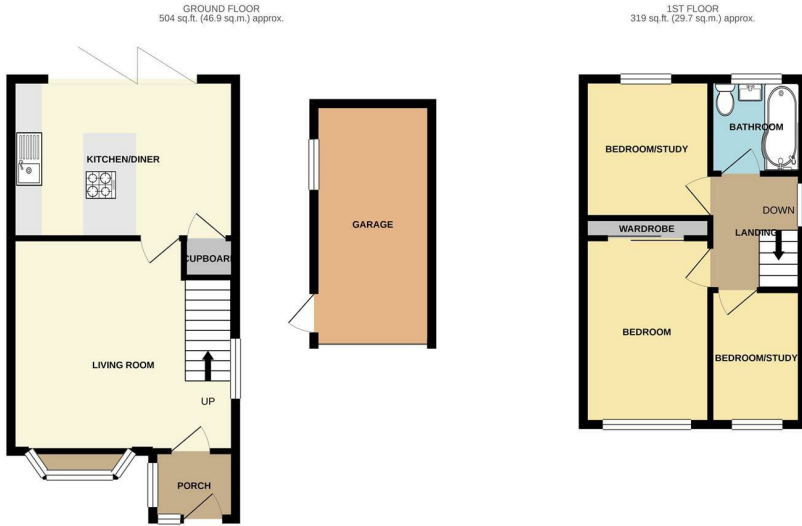
To the front of the property there is a garden laid mainly to lawn with hard standing driveway for 2/3 cars. There is a concrete sectional garage to the rear and a landscaped garden laid mainly to lawn with shrubs planted to the borders, fencing to the boundary and large Indian sandstone paved patio area.

### 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 onto Dovedale Avenue, fifth right onto Ribblesdale Road and second right onto Teesdale Road. Peakdale Close can be found as the turning on the left hand side with the property identified by our for sale board.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		73	
(69-80) C			
(55-68) D			
(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.