Robert Ellis

look no further...







Peakdale Close,
Long Eaton, Nottingham
NG10 3PH

£325,000 Freehold

0115 946 1818

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A FOUR BEDROOM DETACHED FAMILY HOME POSITIONED ON THE EVER POPULAR DALES ESTATE, OFFERING TWO RECEPTION ROOMS, A DOUBLE GARAGE AND A GENEROUS REAR GARDEN, WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this four bedroom detached property, situated in a cul-de-sac location on the ever popular Dales Estate. Offering spacious accommodation and occupying a generous plot, the property presents an excellent opportunity for buyers looking to modernise and create a home tailored to their own tastes and requirements.

The ground floor accommodation comprises two reception rooms, providing versatile living and dining space to suit a variety of needs. There is also a downstairs WC, together with a kitchen offering scope for refurbishment and reconfiguration, subject to individual requirements.
To the first floor are four bedrooms, providing excellent accommodation for family living, alongside the family bathroom. The property would benefit from a programme of modernisation, giving prospective purchasers the opportunity to update and personalise the accommodation to their own style. Externally, the property occupies a generous plot with a wide rear garden, offering excellent outdoor space and considerable potential. To the front, there is off road parking together with a double garage, providing useful parking and storage facilities.





Entrance Hall
Double glazed door to the front, double glazed window to the side, radiator, stairs to the first floor, coving, understairs storage cupboard and doors to:

Cloaks/w.c.
Low flush w.c., double glazed window to the front, vanity wash hand basin and radiator.

Kitchen
11'10 x 8'10 approx (3.61m x 2.69m approx)
Timber framed double glazed windows to the front and side, door to the side, matching wall and base units with roll edged work surface over, inset sink and drainer, breakfast bar, space for a fridge freezer, plumbing for a washing machine and dishwasher, space for a cooker with extractor over, tiled flooring, radiator, cupboard housing the boiler and door to the dining room.

Living Room
14'10 x 12'11 approx (4.52m x 3.94m approx)
Double glazed window to the rear, radiator, gas fire (not tested), hearth and mantle, coving, archway through into:

Dining Room
12'3 x 10'11 approx (3.73m x 3.33m approx)
Double glazed patio doors to the rear, coving, radiator.

First Floor Landing
Loft access hatch, double glazed window to the front, storage cupboard with a radiator, doors to:

Bedroom 1
Double glazed window to the rear, radiator, fitted wardrobes.

Bedroom 2
10'5 x 10' approx (3.18m x 3.05m approx)
Double glazed window to the rear, radiator, coving, fitted wardrobes.

Bedroom 3
9'4 x 10'8 approx (2.84m x 3.25m approx)
Double glazed window to the front, radiator, coving, built-in wardrobes.

Bedroom 4
7'1 x 9'4 approx (2.16m x 2.84m approx)
Double glazed window to the front, radiator, coving.

Bathroom
Double glazed window to the front, low flush w.c., vanity wash hand basin, panelled bath with mains flow shower over, fully tiled walls, extractor fan.

Outside
To the front of the property there is ample off road parking, side gate giving access to the rear garden and double garage.

The rear garden is mainly laid to lawn, patio, trees and shrubs, bin storage and 360° access around the property.

Double Garage
With power and light, up and over door.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road, at the second mini island turn right into Dovedale Avenue, fifth right into Ribblesdale Road, right into Teesdale Road and left into Peakdale Close where the property can be found at the head of the cul-de-sac.
9593CO

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 76mbps Ultrafast 1800mbps
Phone Signal – Vodafone, 02, Three, EE
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



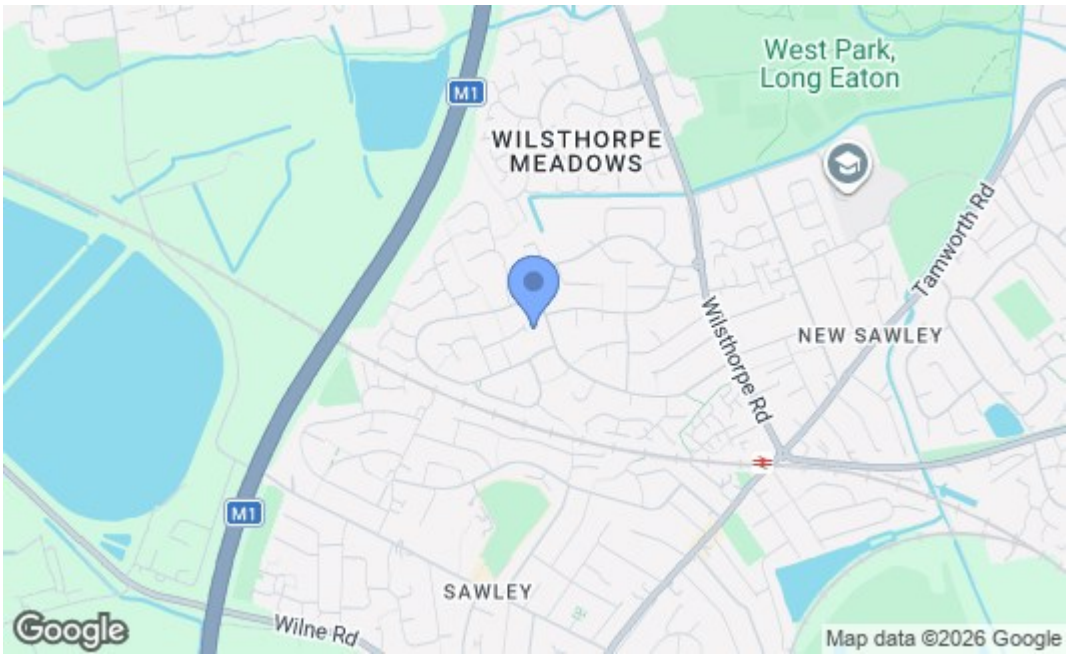


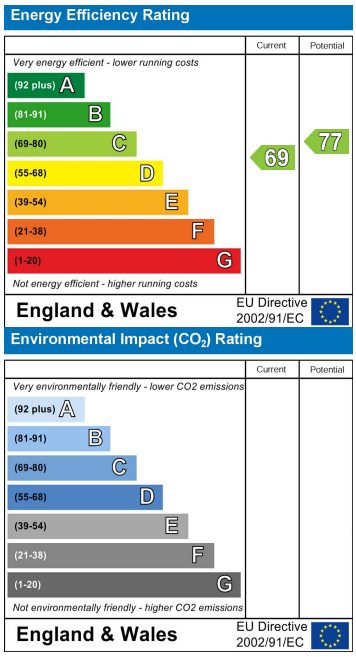












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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