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7 Hoff Close, Long Eaton, Nottingham NG10 4BQ

Asking Price Of £269,995



Three bedroom new build located in Long Eaton, Nottingham
Three bedroom brand new town house with garage and driveway. 10 year NHBC Guarantee, downstairs WC and En suite To Master.

Property Description

Being positioned on Hoff Close, which is off Briar Gate, this brand new property will be completed during the early part of 2025. This three storey home has been built by DA Pritchard, a local builder with an excellent reputation for building properties in the area and for all that is included in the property to be appreciated, we recommend interested parties do take a full inspection so they can see the size of the accommodation and gardens provided for themselves.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and being a brand new home is covered by the usual 10 year NHBC Guarantee. In brief the property offers well proportioned accommodation which will have floor coverings fitted throughout and being a new home is extremely well insulated which will help to keep running costs down to a minimum. The property derives all the benefits of having gas central heating and double glazing and is entered through a stylish composite door into the reception hall which leads into the exclusively fitted dining kitchen having a ground floor w.c. off. The lounge includes a dining area and is positioned to the rear of the property and this room has double opening, double glazed French doors leading out to the rear garden. To the first floor the landing leads to two good size bedrooms and the main bathroom which will have a mains flow shower over the bath and to the second floor there is the main bedroom which will have an en-suite shower room, again with a mains flow shower system. Outside there is an integral garage positioned to the left hand side of the house, there will be landscaped gardens to the front and rear with the rear garden having a patio leading onto the lawn and fencing to the boundaries.

The property is well placed for easy access to all the amenities and facilities provided by the area with there being a Co-op convenience store across the road while all the main shopping facilities found in Long Eaton are only a short drive away and these include Tesco, Asda, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.



PORCH Open porch with an outside light leading through a stylish composite door to:

HALLWAY Stairs leading to the first floor and door into:

KITCHEN/BREAKFAST ROOM The exclusively fitted kitchen will have a stainless steel sink and a four ring hob set in a work surface which extends to three sides and will have cupboards, drawers and integrated appliances below, there will be a double glazed window to the front and a door leads into the lounge/sitting room.

WC Having a white low flush w.c. and a wall mounted hand basin.

LOUNGE/DINER Having double glazed, double opening French doors with double glazed side panels leading out to the rear garden and a radiator.

FIRST FLOOR:-

BEDROOM TWO Double glazed window to the rear and a radiator.

BEDROOM THREE Double glazed window to the front and a radiator.

BATHROOM The main bathroom will have a white suite including a panelled bath with a mains flow shower over, low flush w.c., wall mounted hand basin and a chrome ladder towel radiator.

SECOND FLOOR:-

BEDROOM ONE The main bedroom will have a Velux window to the ceiling and a radiator.

ENSUITE The en-suite to the main bedroom will have a large walk-in shower with a mains flow shower system, hand basin, low flush w.c. and a chrome ladder towel radiator. **OUTSIDE** The gardens to the front and rear of the property will be landscaped with there being a patio and lawn at the rear with fencing to the boundaries.

GARAGE The garage is positioned to the left hand side of the property and this will have an up and over door to the front and a personal door at the rear leading out to the rear garden. In front of the garage there will off road parking for up to two vehicles.

TENURE Freehold

VIEWINGS Strictly by appointment only via Wallace Jones estate agents