

43 Calderdale Drive, Nottingham, NG10 3PP

Price Guide £200,000



DESCRIPTION & ACCOMMODATION

OFFERED WITH A PRICE GUIDE OF £200,000 TO £210,000
AN EXTENDED TWO BED SEMI
CUL DE SAC LOCATION ON THE DALES DEVELOPMENT
VERY WELL PRESENTED THROUGHOUT
SHOWER ROOMS TO THE GROUND & FIRST FLOOR
OFF ROAD PARKING FOR TWO VEHICLES
ATTRACTIVE REAR GARDEN
INTERNAL VIEWING ADVISED
CALL OUR OFFICE ON 0115 972 7808

NOT TO BE MISSED!
OFFERED WITH A PRICE GUIDE OF £200,000 TO £210,000.
AN EXTENDED TWO BED SEMI LOCATED IN A QUIET CUL DE SAC.
CLOSE TO MANY LOCAL AMENITIES INCLUDING TRANSPORT LINKS,
SHOPS AND POPULAR SCHOOLS



DESCRIPTION & ACCOMMODATION

An extended and very well presented two bed semi on the popular Dales development in Long Eaton. Briefly comprising of entrance porch, generous lounge, extended dining kitchen, conservatory and shower room. To the first floor there are two double bedrooms serviced by a shower room.

At the front of the property, there is off road parking and a pretty rear garden with seating area, AstroTurf and pebbles with timber shed enclosed with fencing to the boarders.

43 Calderdale is close to the Long Eaton train station plus other transport links including bus routes and the m1/J25 which give easy access to Nottingham, Derby and beyond! There are popular schools nearby and Long Eaton town centre is not far which offers a range of other useful amenities.

This property would be the perfect buy for first time buyers, investors and young families alike.

Call our office on 0115 972 7808 to arrange your accompanied viewing.



ENTRANCE PORCH

A useful space for coats/shoe storage with power points, Entered via a composite door with glass pane to the side.

Door to:

LOUNGE

17'5 x 12'11 (5.31m x 3.94m)

A bright and spacious lounge with double glazed bay window to the front elevation, gas fire with decorative surround and tv/power points. There are stairs ascending to the first floor with under stair space and door to;

DINING KITCHEN

9 x 19'10 (2.74m x 6.05m)

A fantastic kitchen with a range of soft closing base and drawer units underneath work surfaces with sink drainer unit and mixer tap over. Integrated appliances include a dishwasher and fridge freezer with additional space and plumbing for a washing machine. There is a integrated oven/grill surrounded by wall units providing ample storage space and separate five ring gas hob and stainless steel extractor hood over.

There is plenty of space for a dining room table and chairs, two double glazed windows to the rear of the property (one into the conservatory and the other over looking the seating area to the garden) and electric heater.

Double doors leading to the;





CONSERVATORY

7'6 x 11'10 (2.29m x 3.61m)

With double glazed windows overlooking the fabulous rear garden, 2x electric heater and power points. Door giving access to the rear garden.

GROUND FLOOR SHOWER ROOM

7'11 x 6'6 (2.41m x 1.98m)

Door from the dining kitchen to a spacious shower room. Corner shower cubicle with electric shower, w/c and hand wash basin with mixer tap over - both the wash basin and w/c are integrated with built in cupboards/drawers providing great storage space.

FIRST FLOOR LANDING

With loft access (we are advised this is fully insulated and boarded with power). Doors to both bedrooms and shower room.

BEDROOM ONE

9'7 x 12'11 (2.92m x 3.94m)

A double bedroom with double glazed window to the front elevation, power points and electric heater.

BEDROOM TWO

9'1 x 12'11 (2.77m x 3.94m)

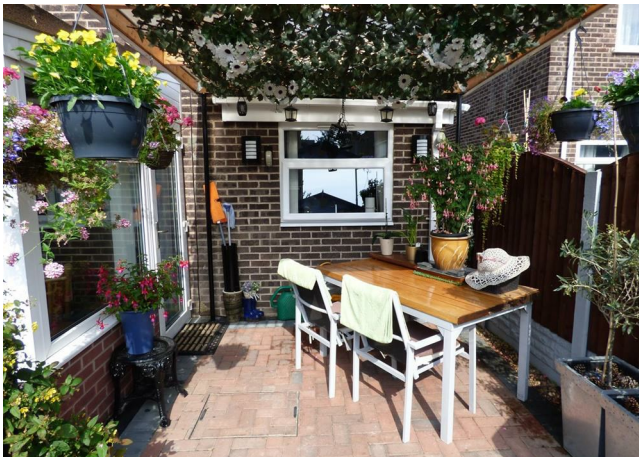
Another generous double bedroom with double glazed window to the rear elevation, power points and door to useful storage cupboard.

SHOWER ROOM

Comprising of shower cubicle with electric shower and built in w/c and hand wash basin to storage cupboards surrounding. High level double glazed window to the side elevation.

OUTSIDE

At the front of the property, there is a drive for two vehicles and space for rubbish bins.



At the rear of the property there is a lovely garden with seating area covered by a decorated pergola with lighting. There is a area with Astro Turf and pebbles to the other side with many attractive plants, flowers and shrubbery. There is also a timber shed providing great storage space for outside equipment.

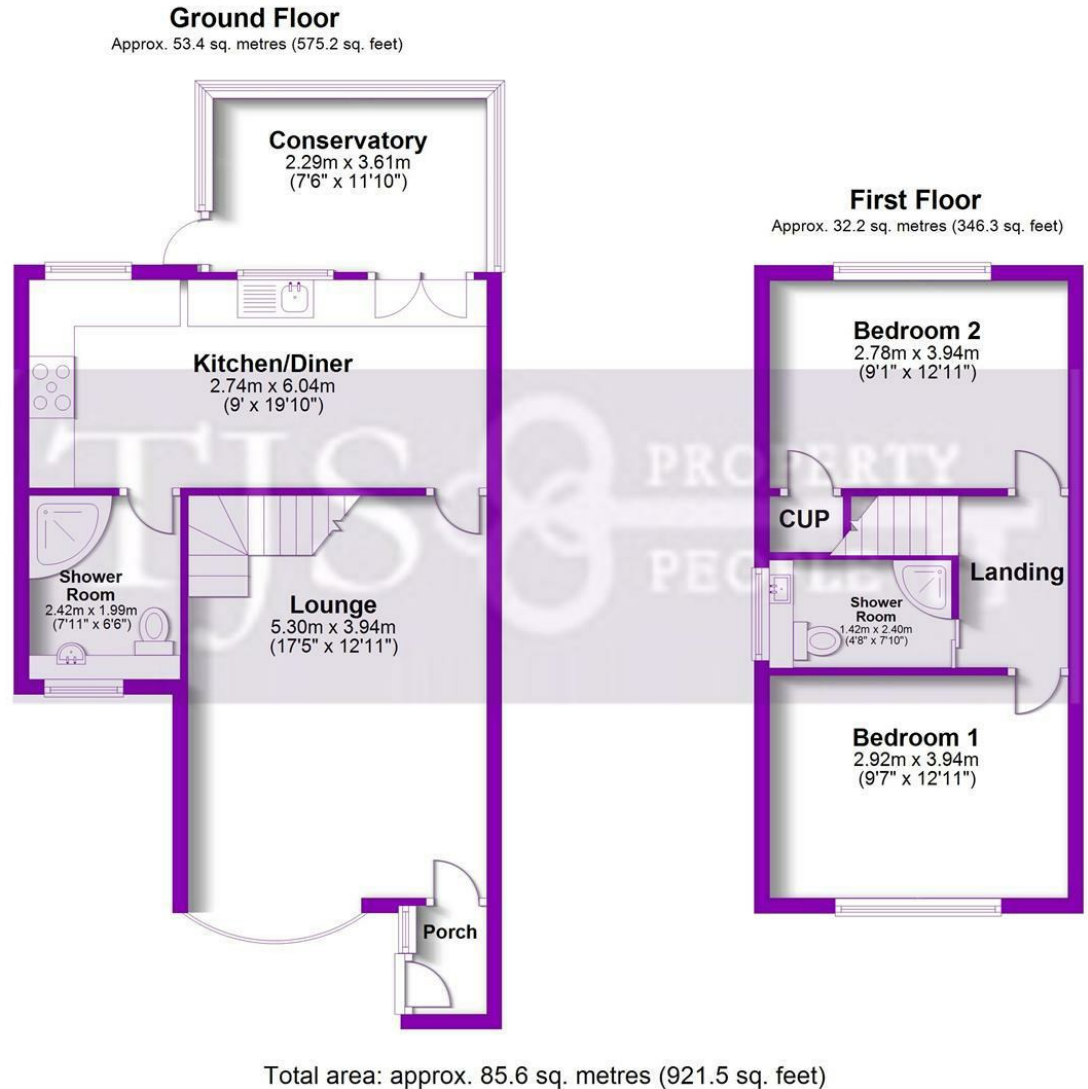
TENURE & VIEWING

TENURE

Freehold with vacant possession upon completion

VIEWINGS

Strictly by appointment with TJS Property People who will be pleased to provide any further information which may be required.



TJS Reference: 1611

Property Type: House - Semi-Detached

Bedrooms: 2

Bathrooms: 2

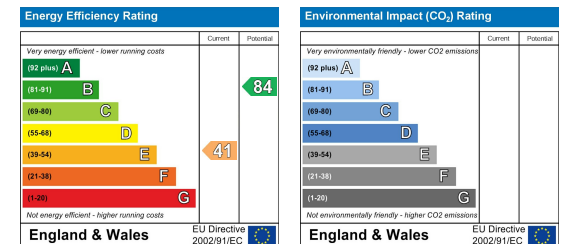
Receptions: 1

Postal Code: NG10 3PP

EPC: E

Directions

From our office on Market Place, proceed along Derby Road until reaching Eaton Farm island, taking the first exit onto Wiltshorpe Road and again continuing to second island turning right onto Dovedale Avenue, then right onto Wharfedale Road and right again into Calderdale Drive where number 43 will be found on the left hand side clearly identified by our For Sale board.



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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