

25 Elvaston Drive, Long Eaton, NG10 3BQ

Price Guide £285,000



DESCRIPTION & ACCOMMODATION

SECLUDED CUL DE SAC LOCATION
LARGER THAN AVERAGE BUT LOW MAINTENANCE
GARDEN PLOT
THREE BEDROOMS
TWO RECEPTION ROOMS
EXTREMELY USEFULL SUMMER HOUSE/ HOME OFFICE
MODERNN KITCHEN & BATHROOM
WELL PRESENTED THROUGHOUT
READY TO MOVE INTO
EARLY INTERNAL VIEWING ADVISED
INCOME POTENTIAL FROM SOLAR PANELS

LOOKING FOR A SPACIOUS THREE BED DETACHED BUNGALOW?
EXTREMELY POPULAR CUL DE SAC POSITION IN SOUGHT AFTER LOCATION OF
SAWLEY
OFFERED TO THE MARKET WITH A PRICE GUIDE OF £285,000 TO £295,000
CLOSE TO A GOOD RANGE OF LOCAL FACILITIES AND ON BUS ROUTES.
BUNGALOWS OF THIS QUALITY ARE RARELY AVAILABLE AND EARLY INTERNAL
VIEWING IS ADVISED!



DESCRIPTION & ACCOMMODATION

TJS Property People are delighted to bring to the market this SUPERBLY presented and extremely deceptive THREE BED DETACHED bungalow in this popular cul de sac location in the ever popular area of SAWLEY popular with both families and those looking to retire, located close to the nearby village of Breaston and with a selection of amenities close by to include shops, doctors surgery and popular school. With bus routes also within walking distance and open countryside nearby including the nearby Trent Lock with canal side walks and a choice of eateries! an EARLY INTERNAL viewing s advised to avoid missing out.

ACCOMMODATION COMPRISING

Spacious Entrance hallway with doors leading to: Three bedrooms, Lounge, Modern Bathroom , Modern fitted Kitchen with integrated appliances and a separate dining room.

To the outside there is a generous "Abbey" Drive paved driveway providing off road parking for four vehicles and gated entrance to the low maintenance rear garden with attractive pergola/ decking and seating area, areas of garden mainly laid to shingle, , timber garden shed and also a most useful SUMMER HOUSE/HOME OFFICE which we are advised is supplied independently with it's own power supply and would be considered suitable as a Home Gym, Summer house or indeed a Home office.

NB: this attractive property also benefits from recent upgrades including a combination boiler (located in the loft) which we are advised was installed approximately one year ago and has the remainder of manufacturers warranty (TBC)
This property also benefits from Solar panels as seen which the sellers advises belong to them in entirety and after their own domestic use and cover for gas and electricity they receive approximately £1,500 per annum over and above.

ENTANCE HALLWAY

Entered via a double-glazed door into this deceptive hallway with doors leading off to all accommodation, there is also a central heating radiator, power point , access to loft space also housing the recent combination boiler and doors leading to:

LOUNGE

12'11" x 10'11" (3.94m x 3.33m)

A lovely bright reception room with attractive double-glazed bay window to front elevation, with deep display window cill, modern fireplace with inset wood burner/ multifile fire and attractive modern contemporary style fireplace over and black gloss tiled hearth with recess alcoves to either side.

Forming part of the side extension to this property there are double doors to rear in turn leading into the Dining room which is also accessed from rear of the kitchen, in addition a second double-glazed window to side elevation, central heating radiator, TV, telephone and power points.

KITCHEN

15'4" x 9'2" (4.67m x 2.79m)

A modern fitted kitchen with a comprehensive range of shaker style wall and base units beneath wood effect worksurfaces, Integrated appliances to include free standin fridge/freezer, Integrated double oven/ grill, Integrated washing machine and separate oven/ with five burner gas hob (including centralised Wok burner) and chimney style extractor hood over, wood effect flooring, one and a half bowl sink unit with mixer tap over, double-glazed window and door to rear overlooking the garden and to far end opening through to :





DINING ROOM

10'4" x 10'4" (3.15m x 3.15m)

This is an extremely useful area either suitable as a dining room, or potential as additional study/ work space with double-glazed window to side and double-glazed french doors again leading into the low maintenance garden, also with double doors opening and returning back to the rear of the lounge.

Returning to the main hallway with doors leading to:

BEDROOM ONE

11' x 8'11" (to fitted wardrobes) (3.35m x 2.72m (to fitted wardrobes))

A bright double-bedroom with feature double-glazed bay window to front elevation, range of fitted wardrobes, central heating radiator, TV and power points.

BEDROOM TWO

10'9" x 9' (3.28m x 2.74m)

A second bright and airy double bedroom with double-glazed window to rear, central heating radiator, power points and ample space for wardrobes.

BEDROOM THREE/STUDY

8'3" x 6'5" (2.51m x 1.96m)

Currently used as a study but with ample space as a single bedroom, double-glazed window to front elevation, central heating radiator and power points.

BATHROOM

6'5" x 5'5"

Fitted with a modern white suite and comprising a paneled bath with electric shower over and tiling to walls, vanity unit with inset wash hand basin and storage cupboards beneath, low level WC, ladder style heated towel rail and double-glazed window to rear elevation.

OUTSIDE

To the front of the property there is an extensive driveway (supplied and fitted by "Abbey Drives" providing driveway parking for several vehicles (potential space for caravan or motorhome etc) with a double gated secure entry to :

REAR GARDEN

A generous rear garden of low maintenance with several areas of interest including a small "orchard" area stocked with both apple and pear trees, in addition there is an attractive raised decking / seating area with Pergola over and balustrade, stepping down to additional garden area mainly laid to shingle with mature trees and shrubbery providing a high degree of privacy, there is also a garden shed and strafe area to side of the bungalow.

In addition to the side there is a :

SUMMER HOUSE

13'7" x 10'9" (4.14m x 3.28m)

This is a very useful and adaptable addition to this attractive property and we are advised that the structure also has it's own independent power supply and consumer unit. Fitted out with pine cladding, with TV and power points and considered suitable for a variety of uses such as a Home Office, Gym or playroom.

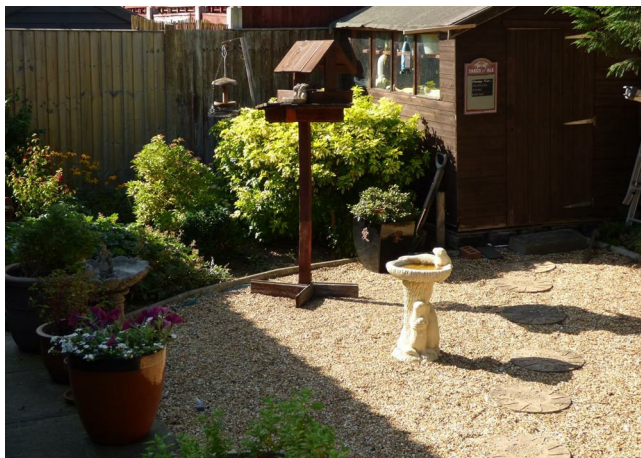
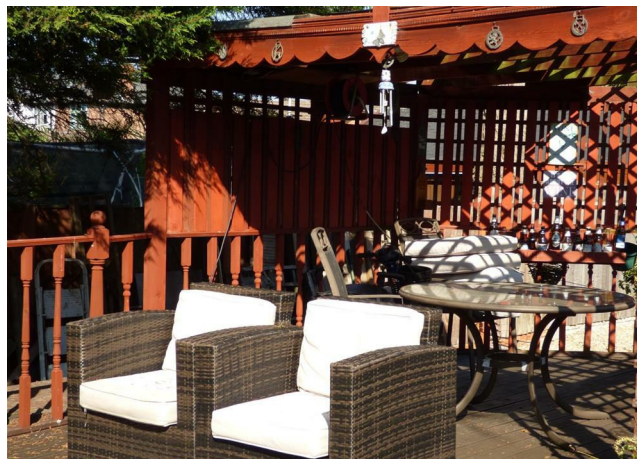
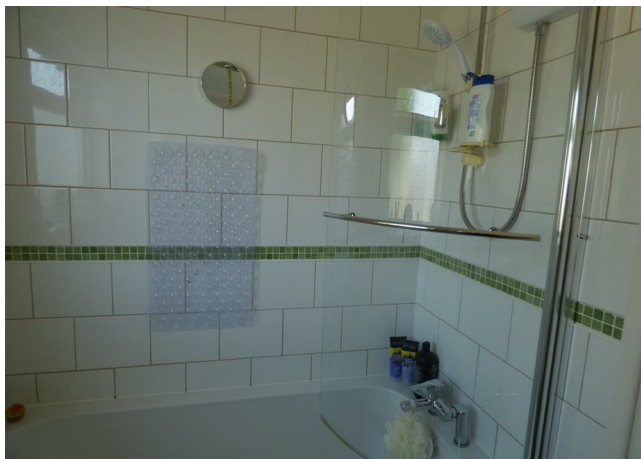
TENURE & VIEWING

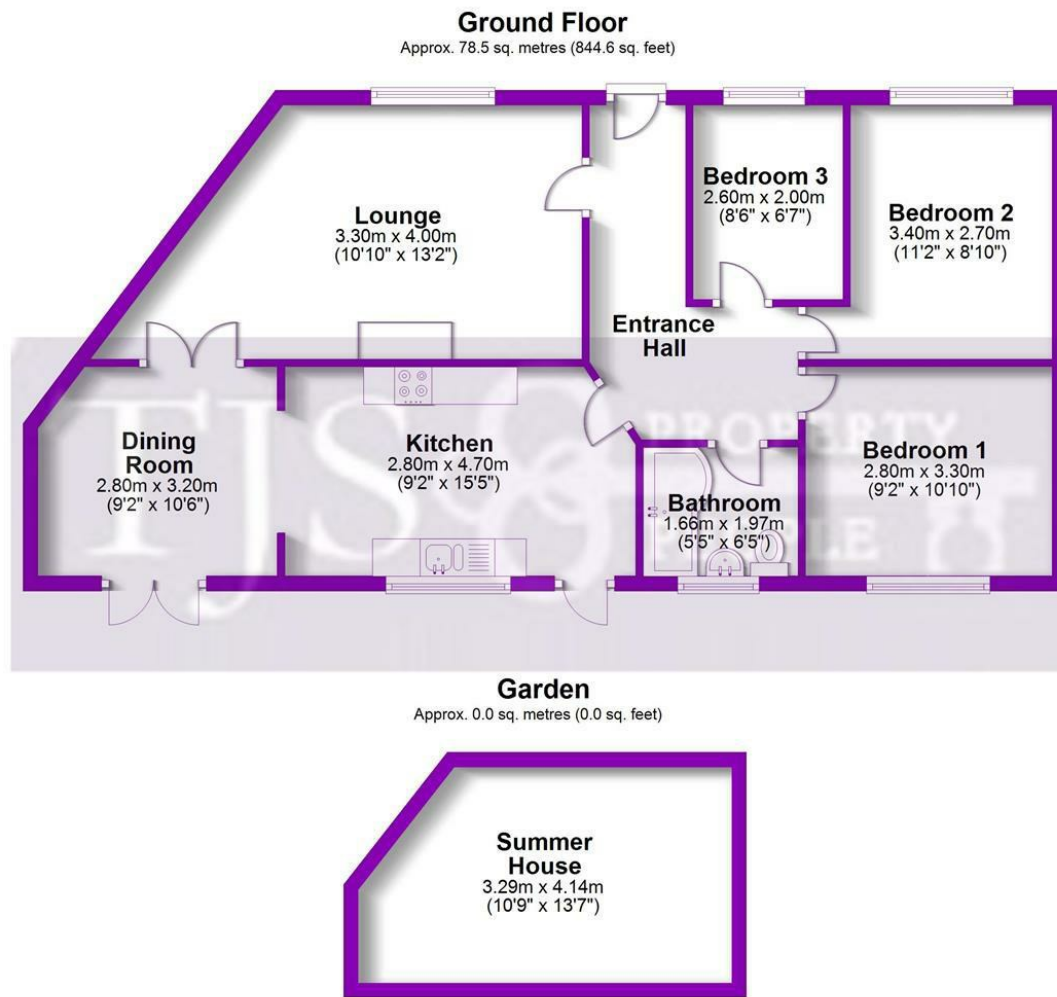
TENURE

Freehold with vacant possession upon completion

VIEWINGS

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





Total area: approx. 78.5 sq. metres (844.6 sq. feet)

TJS Reference:

Property Type: Bungalow - Detached

Bedrooms: 3

Bathrooms: 1

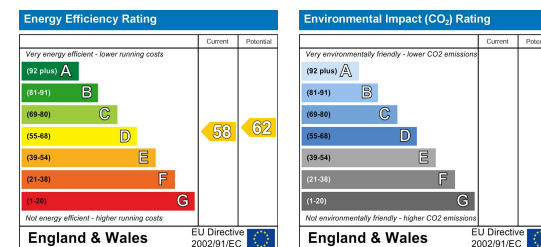
Receptions: 2

Postal Code: NG10 3BQ

EPC: D

Directions

From our office on Market Place proceed along Tamworth Road until passing Long Eaton railway station on your right hand side, continue through Sawley, turn right onto Draycott Road, turn left into Ladylea Road, at the end of Ladylea Road turn left onto Elvaston Drive and then follow the road around taking the turning into the second cul de sac where number 25 will be found immediately on the left hand side at the head of the cul de sac.



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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