

Hillside Drive,  
Long Eaton, Nottingham  
NG10 4AH

**Price Guide £530-540,000**  
**Freehold**



A THREE DOUBLE BEDROOM DETACHED AND EXTENDED BUNGALOW WITH OFF STREET PARKING, GARAGE AND REAR GARDEN, SITUATED WITHIN THIS SOUGHT AFTER LOCATION AND BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market this spacious and well presented detached bungalow. The property retains many of its original features throughout whilst boasting a large modern extension with bi-folding doors overlooking the rear garden. There is double glazing and gas central heating throughout with ample off street parking and a brick built garage. This property would suit a wide range of buyers and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief the property comprises of a large entrance hallway with beautiful solid oak block Herringbone flooring throughout, a bay fronted reception room to the front with the same flooring and an open fireplace, modern kitchen with integrated appliances, store room/utility space, open plan dining room, large extended lounge with bi-folding doors and log burner, three double bedrooms with two boasting fitted wardrobes and two boasting floor to ceiling anthracite windows overlooking the rear garden, two modern bathroom suites and integral access into the brick built garage which is complete with power, lighting, plumbing and wooden double doors to the front. Outside the property is set away from the road and offers a low maintenance garden with pond and flower beds, access into the garage and ample off street parking for several vehicles. To the rear there is a beautiful garden filled with flower beds and astroturf, there is also a seating area, storage shed and greenhouse.

Located on the popular and desirable Hillside Drive within the town of Long Eaton, close to a wide range of local schools, shops and parks. The property is close to Long Eaton town centre where supermarkets and healthcare facilities can be found and there are fantastic transport links including bus stops and easy access to major road links such as the M1, A50 and A52, both Long Eaton train station and East Midlands Airport are just a short drive away.



### Entrance Hallway

12' x 11'1 approx (3.66m x 3.38m approx)  
Wooden front door, UPVC double glazed window to the side, solid oak block Herringbone flooring, radiator and ceiling light.

### Reception Room

11'5 x 12'7 approx (3.48m x 3.84m approx)  
UPVC double glazed bay window to the front, UPVC double glazed window to the side, open fireplace, solid oak block Herringbone flooring, radiator and ceiling light.

### Kitchen

11'5 x 11'4 approx (3.48m x 3.45m approx)  
Anthracite grey aluminium windows to the side, LVT flooring, wall, base and drawer units with work surfaces over, tiled splashbacks and inset sink and drainer, integrated electric oven, hob and extractor fan over, integrated dishwasher and fridge, Velux window and ceiling light.

### Utility/Store Room

7'4 x 4'6 approx (2.24m x 1.37m approx)  
Anthracite grey aluminium window to the side, LVT flooring, boiler and ceiling light.

### Dining Room

11'5 x 10'5 approx (3.48m x 3.18m approx)  
Velux window, resin flooring, radiator and ceiling light.

### Lounge

22'5 x 11'3 approx (6.83m x 3.43m approx)  
Anthracite grey aluminium bi-folding doors, resin flooring, log burner, radiator and ceiling light.

### Bedroom 1

11'6 x 11'5 approx (3.51m x 3.48m approx)  
UPVC double glazed bay window to the front, fitted wardrobes, cork flooring and ceiling light.

### Bedroom 2

11'8 x 11'3 approx (3.56m x 3.43m approx)  
Anthracite grey aluminium floor to ceiling window, fitted wardrobes, radiator, ceiling light and loft access.

### Bedroom 3

10'9 x 11'7 approx (3.28m x 3.53m approx)  
Anthracite grey aluminium floor to ceiling window to the rear, carpeted flooring and ceiling light.

### Bathroom

5'8 x 6'8 approx (1.73m x 2.03m approx)  
Obscure Anthracite grey aluminium window to the side, tiled flooring, bath with shower over, low flush w.c., pedestal wash hand basin, radiator and ceiling light.

### Shower Room

7'3 x 7'4 approx (2.21m x 2.24m approx)  
Walk-in power shower, tiled flooring, heated towel rail, low flush w.c., top mounted sink and spotlights.

### Outside

The front of the property has a low maintenance garden with flower beds, a pond, ample off street parking and access into the garage.

To the rear there is an enclosed garden with raised flower beds, astroturf, wooden storage shed, seating area and greenhouse.

### Garage

7'5 x 16'7 approx (2.26m x 5.05m approx)  
Wooden double doors to the front, loft access, power, lighting, plumbing and a radiator.

### Directions

Proceed out of Long Eaton along Derby Road and after passing Trent College on the left take the left turning into Parkside Avenue following the road around where Hillside Drive can be found on the right.

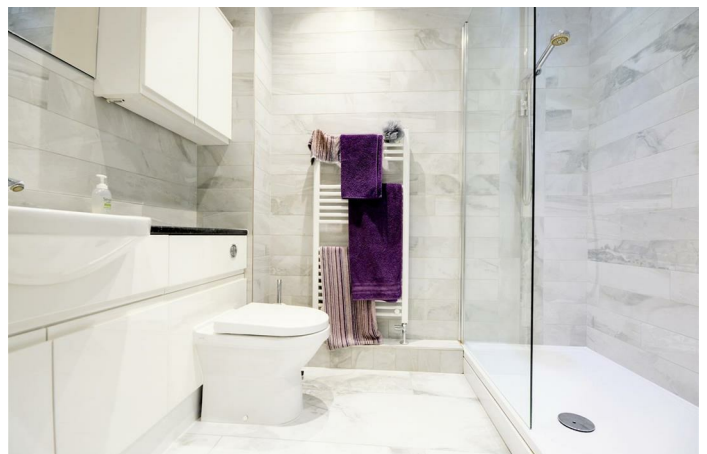
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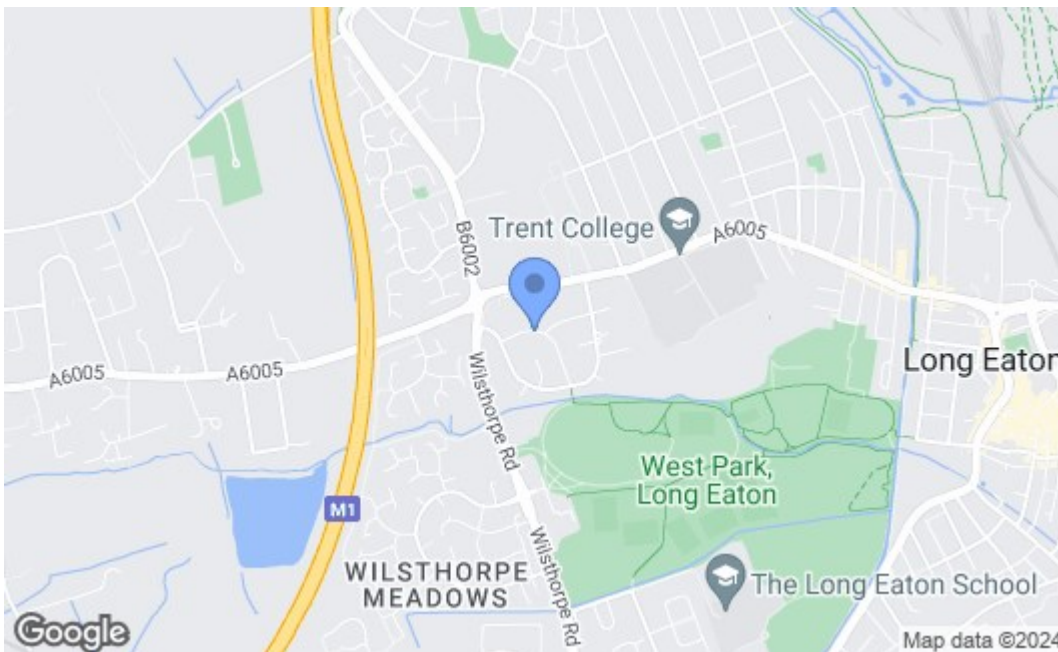
### Agents Notes

The solar panels are owned outright.

### Council Tax

Erewash Borough Council Band E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		78	
(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.