

Hoff Close,  
Long Eaton, Nottingham  
NG10 4BQ

**£235,000 Freehold**



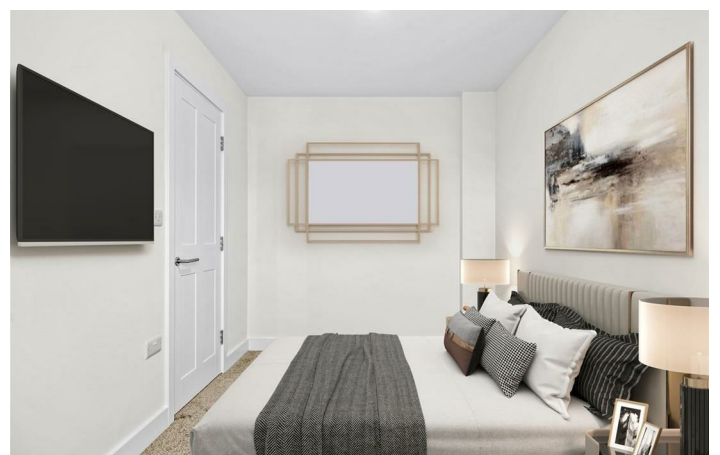
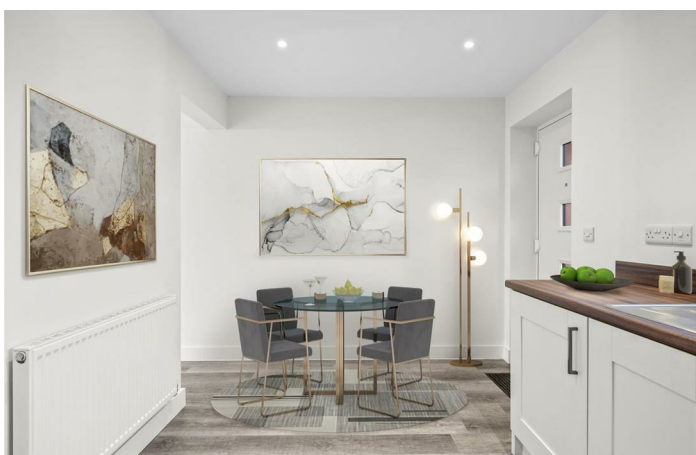


THIS IS A BRAND NEW TWO OR THREE BEDROOM MID PROPERTY WHICH IS SITUATED ON THIS QUIET CUL-DE-SAC CLOSE TO MANY LOCAL AMENITIES AND FACILITIES.

Being positioned on Hoff Close which is off Briar Gate, this brand new mid property will be completed and ready for occupation towards the end of 2024. The property has been built by DA Pritchard, a local builder with an excellent reputation for building quality properties in the area. The property has the accommodation arranged on two levels and for all that is included to be appreciated we recommend interested parties do take a full inspection of other properties in the development so they can see the size of the accommodation and gardens 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 property is covered by the usual 10 year NHBC Guarantee. In brief the property offers well proportioned accommodation which will have floor coverings 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 gas central heating and double glazing and is entered through a stylish composite front door to the hall, an exclusively fitted dining/living kitchen which has a ground floor w.c. off. To the first floor the landing leads to the lounge which could alternatively be a third bedroom, two double bedrooms and a luxurious bathroom which has a bath and a separate walk-in shower with a mains flow shower system. Outside there is an integral garage with a drive at the front and a private rear garden with a patio leading onto a lawn, all of which is kept private by having quality 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 a tiled roof leading through a stylish composite front door to:

## Reception Hall

Stairs leading to the first floor.

## Dining/Living Kitchen

14'10" x 17'1" approx (4.53m x 5.22m approx)

The kitchen will be fitted with wall and base units, integrated appliances and double opening, double glazed French doors leading out to the private rear garden.

## Ground Floor w.c.

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

## First Floor Landing

Double glazed window to the rear and doors leading to:

## Living Room/Bedroom

14'4" x 17'0" approx (4.39m x 5.2m approx)

Double glazed windows to the front and rear.

## Bedroom 1

12'9" to 9'6" x 11'9" approx (3.9m to 2.9m x 3.6m approx)

Double glazed window to the front.

## Bedroom 2

12'9" x 10'10" approx (3.9m x 3.31m approx)

Double glazed window to the front.

## Bathroom

The bathroom will have a white suite including a panelled bath, a separate shower with a mains flow shower, pedestal wash hand basin and a low flush w.c.

## Outside

There is a drive at the front of the property and a private, Southerly facing rear garden with fencing to the boundaries.

## Agents Notes

The images used within the advertising material for this plot are a mixture of CGI images created for the

development and pictures taken of other properties within the development.

## Garage

17'0" x 8'9" approx (5.2m x 2.67m approx)

The integral garage will have an up and over door at the front.

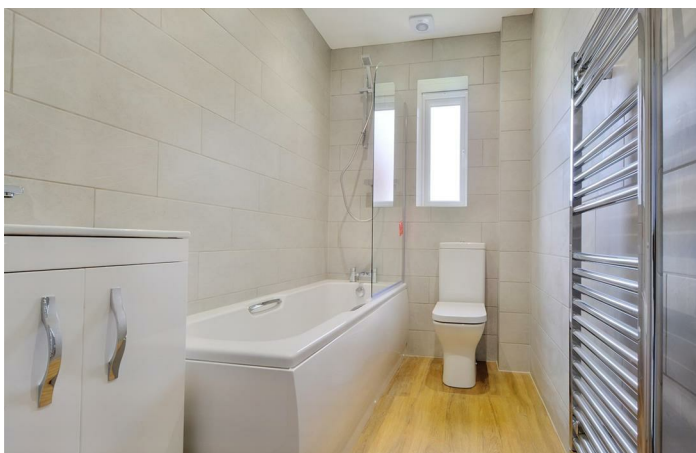
## Directions

Proceed out of Long Eaton along Derby Road and after the bend turn right into Briar Gate and follow the road to the end.

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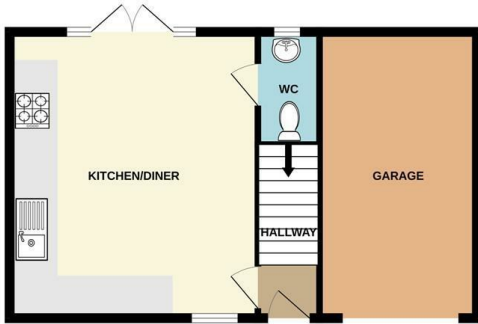
## Reservation Fee

Each purchaser will pay a non refundable deposit of £2,500.00 to the sellers solicitors within 14 days of instruction

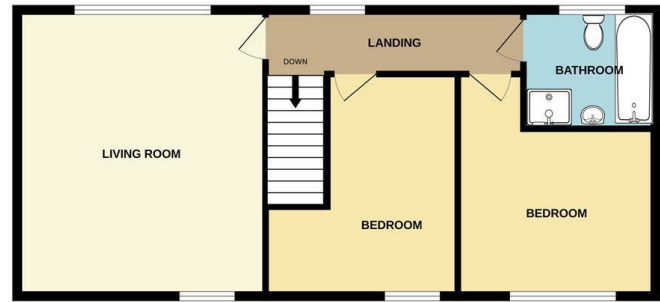




GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 1131 sq.ft. (105.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.