



Ashview Close,
Long Eaton, Nottingham
NG10 3QA

£374,950 Freehold



A WELL PRESENTED AND EXTENDED, THREE BEDROOM DETACHED FAMILY HOME WITH THREE RECEPTION ROOMS AND AN EXTERIOR BAR WITH POWER, PERFECT FOR ENTERTAINING GUESTS.

Robert Ellis are delighted to be instructed to market this superb example of an extended and detached, three bedroom family home that has been decorated tastefully but the current owners. This property sits within a quiet cul-de-sac location, close to amenities and boasts ample off street parking with a car port and exterior bar room to the rear which would be perfect for entertaining guests that has power, lighting, Sky and an internet connection making it a versatile additional space, perhaps to be used as an office if you are a person who works from home.

In brief, the property comprises an entrance hallway, downstairs WC, Lounge, Dining room, Utility room and extended Kitchen/Dining/Living space with French doors leading to the rear garden. The downstairs boasts lovely LVT flooring mainly throughout with the kitchen benefitting from integrated appliances and a granite worktop. To the first floor, the landing leads to three generous bedrooms, all of which benefit fitted wardrobes and the four piece family bathroom suite. To the exterior, there is ample off street parking to the front for several vehicles on the driveway with a car port to the side. To the rear, there is an enclosed, turfed garden with mature flower beds, a patio area and exterior bar with exterior bar room which has power, lighting, a Sky connection and internet connection making this additional space, versatile and perfect for turning into an office if you work from home.

Located in the popular town of Long Eaton within the Eaton Farm estate, this property is situated within a quiet cul-de-sac and offers fantastic transport links such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby. Long Eaton town centre is just a short drive away where schools, shops, supermarkets and healthcare facilities can all be found. Long Eaton train station and East Midlands Airport are also just a short drive away.



Entrance Hall

Composite front door, UPVC double glazed window overlooking the side, LVT flooring, radiator, spotlights, under stairs storage cupboard.

Downstairs WC

5'5 x 3'0 approx (1.65m x 0.91m approx)

UPVC double glazed window overlooking the front, LVT flooring, low flush w.c., top mounted sink, ceiling light.

Utility Room

7'4 x 8'3 approx (2.24m x 2.51m approx)

UPVC double glazed window overlooking the side, LVT flooring, radiator, integrated washing machine, integrated dishwasher, spotlights.

Lounge

12'2 x 10'6 approx (3.71m x 3.20m approx)

UPVC double glazed bay window overlooking the front, carpeted flooring, radiator, ceiling light.

Dining Room

9'2 x 8'7 approx (2.79m x 2.62m approx)

UPVC double glazed French doors, hardwood flooring, radiator, spotlights.

Living/Kitchen Diner

17'1 x 14'8 approx (5.21m x 4.47m approx)

UPVC double glazed window overlooking the rear, UPVC double glazed French doors overlooking and leading to the rear, LVT flooring, radiator, spotlights, Velux windows, wall, base and drawer units with work surfaces over, inset sink and drainer, integrated electric oven/grill, gas hob and overhead extractor fan, radiator, space for fridge/freezer, breakfast bar.

First Floor Landing

UPVC double glazed window overlooking the side, hardwood flooring, loft access, storage, spotlights.

Master Bedroom

10'1 x 10'5 approx (3.07m x 3.18m approx)

UPVC double glazed window overlooking the rear, hardwood flooring, radiator, fitted wardrobes, spotlights.

Bedroom 2

9'6 x 9'2 approx (2.90m x 2.79m approx)

UPVC double glazed window overlooking the front, hardwood flooring, radiator, fitted wardrobes, spotlights.

Bedroom 3

7'8 x 6'6 approx (2.34m x 1.98m approx)

UPVC double glazed window overlooking the front, hardwood flooring, radiator, fitted wardrobes, spotlights.

Family Bathroom

7'0 x 6'6 approx (2.13m x 1.98m approx)

UPVC double glazed window overlooking the rear, tiled flooring, low flush w.c., top mounted sink, bath with mixer tap, single enclosed shower unit, heated towel rail, spotlights.

Exterior Bar Room

5'9 x 7'9 approx (1.75m x 2.36m approx)

Power and lighting, internet connection, Sky connection and log burner.

Outside

To the front of the property there is ample off street parking available via a driveway and access to the car port with gated side access.

To the rear there is an enclosed garden with lawn, mature flower beds and an exterior bar with an exterior bar room complete with power, lighting, internet, Sky and log burner.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over towards Breaston. Turn left into Eaton Grange Drive, left into Ashview Close and then left again where the property can be found at on the right hand side.
8175RS

Council Tax

Erewash Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT AND SKY

Broadband Speed - Standard 9mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – O2 AND EE

Sewage – Mains supply

Flood Risk – No, surface water very low

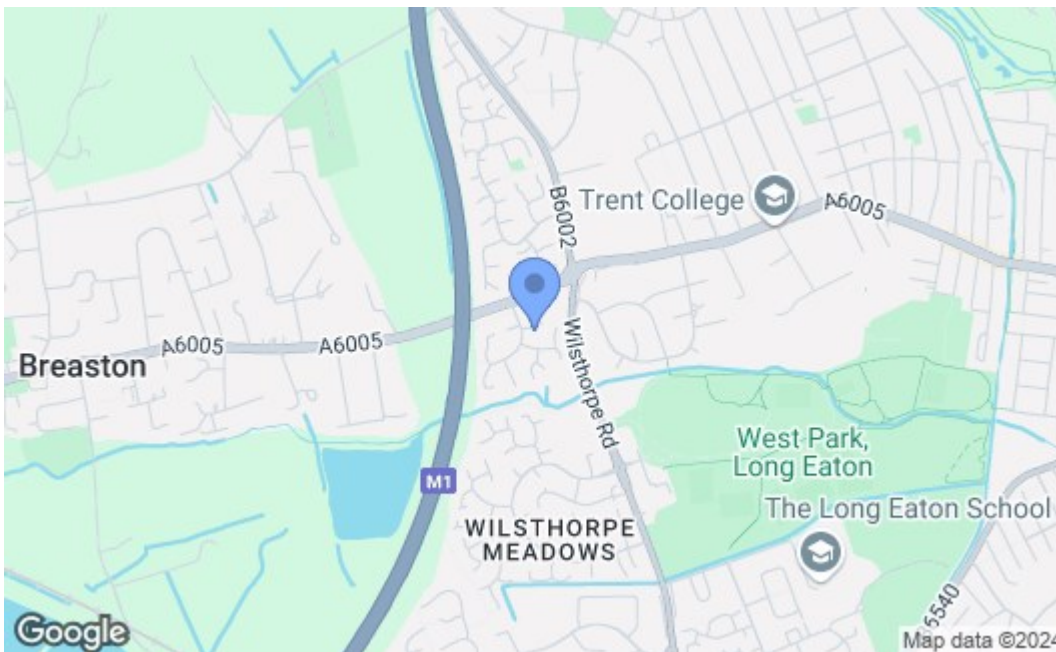
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.