



Edale Close,
Long Eaton, Nottingham
NG10 3JE

£249,950 Freehold



THIS IS A TWO BEDROOM DETACHED BUNGALOW SITUATED ON A QUIET CUL-DE-SAC IN THIS MOST SOUGHT AFTER RESIDENTIAL AREA ON THE OUTSKIRTS OF LONG EATON.

Being situated on Edale Close which is a quiet cul-de-sac within the Dales Estate, this two double bedroom detached bungalow provides a lovely home which we are sure will appeal to people who are looking for a bungalow style property in the Long Eaton area. The property has been extremely well maintained by the current owner and has a block paved driveway at the front and a private, landscaped rear garden which includes many mature plants and bushes and is kept private by having fencing and natural screening to the boundaries. For the size and quality of the accommodation offered, we recommend that interested parties do carry out a full inspection so they are able to see all that is included in this lovely property for themselves. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area and also to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from Edale Close with a block paved driveway and parking area at the front and is constructed of brick to the external elevations under a pitched tiled roof. The accommodation derives all the benefits from having gas central heating and double glazing and includes a porch, hallway, a large lounge with a feature Minton style fireplace, a well fitted dining kitchen with wood finished units, an inner hallway which provides access to the two double bedrooms, a possible third bedroom/study and leads out to the rear garden and to the shower room which benefits from having a mains flow shower system. Outside there is a block paved drive and parking area at the front, a garage positioned to the right hand side of the bungalow with a potting shed at the back and the rear garden has a slabbed patio leading onto a garden which has a block edged lawned pathway leading to various pebbled seating areas with the garden being kept private by having fencing and natural screening to the boundaries.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are 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, Long Eaton and East Midlands Parkway Stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Enclosed porch having a UPVC front door with two inset stained glass leaded panels and a glazed door leading to:

Reception Hall

Double glazed window to the side, radiator, laminate flooring which leads to the lounge and inner hall.

Lounge/Sitting Room

14' x 12' approx (4.27m x 3.66m approx)

Double glazed window to the front and a double glazed window to the side, feature marble effect Minton style fireplace with hearth, laminate flooring, radiator and cornice to the wall and ceiling.

Dining Kitchen

12' x 9' approx (3.66m x 2.74m approx)

The kitchen is fitted with wood grain finished units having brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and a four ring hob set in a work surface with an integrated dishwasher, cupboards, drawers including two wide pan drawers below, double oven with drawers below and cupboard above, further work surface with an integrated fridge and cupboard beneath, matching eye level wall cupboards and a hood to the cooking area, display cabinets with glass shelving and glazed doors and a wine rack, laminate flooring, opaque glazed door leading out to the side of the bungalow, double glazed windows to the front and side, radiator, laminate flooring, tiling to the walls by the work surface area and a glazed door leading to the hall.

Inner Hall

The inner hall connects the living space to the bedrooms at the rear of the bungalow and has laminate flooring, double cupboard housing the electricity meter and fuse box, hatch to loft, double cloaks cupboard with cupboards over and panelled doors leading to the bedrooms and shower room.

Bedroom 1

12' to 11' x 11' approx (3.66m to 3.35m x 3.35m approx)

Double glazed window to the rear, two double wardrobes with cupboards over, radiator, cornice to the wall and ceiling and carpeted flooring.

Bedroom 2

12' x 9' approx (3.66m x 2.74m approx)

This double bedroom is currently used as a sitting room and has a double glazed window to the rear, radiator, laminate flooring and cornice to the wall and ceiling.

Study/Garden Room

9' x 5' approx (2.74m x 1.52m approx)

This room makes an ideal study/garden room and provides a walk through from the inner hall to the rear garden via a double glazed door which has a double glazed window to the side, there is a radiator, laminate flooring and a glazed door into the hallway which helps to throw natural light into the hall.

Shower Room

The shower room has a walk-in shower with a mains flow shower system, tiling to two walls, folding glazed door and protective screen, pedestal wash hand basin with mixer tap, low flush w.c. and a bidet, half

tilled walls, tiled flooring, opaque double glazed window, mirror to the wall by the sink, radiator with a rail over, recessed lighting to the ceiling and a wall mounted cabinet with a shelf below.

Outside

At the front of the property there is a block paved drive and parking area in front of the bungalow which helps to keep maintenance at the front of the property to a minimum. There is natural screening to the left hand side and low level fencing to the right and front boundaries. There is an outside water supply provided at the side of the bungalow, an outside light and access is provided to the garage positioned at the side of the property.

The rear garden is an important feature of this lovely property with there being a slabbed patio running across the rear of the bungalow and there is an archway with an established wisteria plant and rose providing access to a block edged lawned pathway which winds its way to the bottom of the garden, there are several pebbled areas and a slabbed/pebbled seating area towards the bottom right hand corner of the garden. The garden is kept private by having fencing and natural screening to the boundaries, there are well planted beds and mature ornamental trees and there is an outside light provided by the back door.

Garage

17' x 8'10 approx (5.18m x 2.69m approx)

To the right hand side of the bungalow there is a garage which has double opening doors to the front and a door at the side which provides access to the rear garden. There is power and lighting provided in the garage and there are fitted shelves to the walls.

Potting Shed

At the rear of the garage there is a potting shed which provides a storage area for garden equipment and other items.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic lights turn left onto Wilsthorpe Road. At the second mini island turn right onto Dovedale Avenue, first left onto Milldale Road and first left again onto Edale Close and the property can be found on the right hand side. 8218AMMP

Council Tax

Erewash Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – EE, Three, Vodafone, 02

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

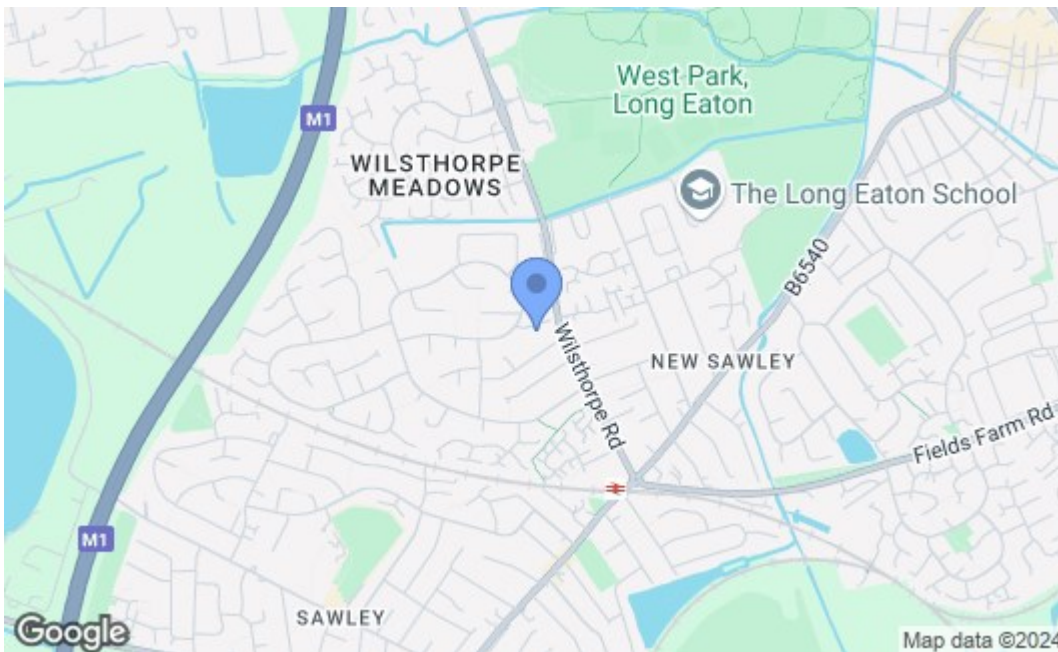
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(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.