



Quorndon Crescent,
Long Eaton, Nottingham
NG10 1AL

£245,000 Freehold



THIS IS A TWO/THREE BEDROOM CHALET STYLE PROPERTY SITUATED ON A QUIET CUL-DE-SAC IN THIS VERY POPULAR RESIDENTIAL AREA.

Being located on Quomdon Crescent, this semi detached chalet style bungalow offers a lovely home that will suit a whole range of buyers. The property has been well maintained throughout and has a lovely Southerly facing garden to the rear which provides several places for people to sit and enjoy outside living. The property is entered through a stylish front door and for all that is included to be appreciated, we recommend that interested parties do take a full internal inspection so they can see the whole 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 which includes excellent transport links, all of which have helped to make this a popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the accommodation included derives all the benefits of gas central heating and double glazing. In brief the property includes a reception hallway which leads to the lounge/sitting room, from which there are double opening doors leading to a dining room and French doors leading out to the rear leading out to the garden, there is a second sitting room or third bedrooms, a well fitted kitchen which has ranges of wall and base units and integrated appliances and a ground floor wet room/shower room. To the first floor the landing leads to two good size bedrooms, one of which has a range of built-in wardrobes. Outside there is a detached garage positioned to the rear of the property, block paved car standing and driveway to the front which extends down the left hand side of the property to the garage and to the rear garden where there is a large paved patio area and a lawned garden with planted borders to the sides.

The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area which includes Asda, Tesco and Aldi superstores as well as many other retail outlets, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, if required there are schools for all ages within walking distance of the property and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached by the Skylink bus, Long Eaton train station is only a few minutes walk away and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Reception Hall

Stylish composite front door with two inset leaded opaque glazed panels and opaque double glazed panels to either side, stairs with balustrade and a hand rail leading to the first floor, radiator, tiled flooring and an understairs storage cupboard which houses the gas and electricity meters.

Lounge/Sitting Room

13'9 x 11'6 approx (4.19m x 3.51m approx)

This main reception room has double glazed French doors with double glazed panels to either side leading out to the rear garden, log burning stove set in the chimney breast, radiator, cornice to the wall and ceiling and three wall lights.

Dining Room

11'7 x 8'6 approx (3.53m x 2.59m approx)

The dining room is located off the main living room and has a double glazed window to the front, radiator and double doors with inset glazed panels leading into the lounge.

Sitting Room/Bedroom 3

8'4 x 6'3 approx (2.54m x 1.91m approx)

This additional ground floor room can be used as a sitting room or a single bedroom and has a double glazed window to the front, radiator and tiled flooring.

Kitchen

10'6 x 9'6 approx (3.20m x 2.90m approx)

The kitchen is fitted with a 1½ bowl sink and four ring gas hob set in a work surface which has space for both a dishwasher and automatic washing machine, cupboards, shelves and drawers below, double oven with cupboards above and below, upright integrated fridge/freezer, work surface with cupboard under, matching eye level wall cupboards, hood over the cooking area, Baxi wall mounted boiler, double glazed window to the rear with a further eye level double glazed window to the side, tiled walls to the work surface areas and a half double opaque glazed door leading out to the side of the property.

Shower/Wet Room

The wet room is fully tiled and has a walk-in shower area with a Mira electric shower and protective low level screens, hand basin and a low flush w.c., radiator, opaque double glazed window, X-pelair fan and a radiator with a rail over.

First Floor Landing

Double glazed window to the rear and access to roof storage space.

Bedroom 1

9'10 plus wardrobes x 9'6 approx (3.00m plus wardrobes x 2.90m approx)

Double glazed window to the side, radiator and a range of three double built-in wardrobes.

Bedroom 2

13'8 x 8'7 approx (4.17m x 2.62m approx)

Double glazed window to the rear, built-in cupboard/wardrobe, radiator and access to roof storage space.

Outside

At the front of the property there is a block paved driveway which leads through double wrought iron gates and extends down to the garage and across the front of the property where there is also a slate chipped bed which has been designed to keep maintenance to a minimum. The block paving continues from the driveway to the rear of the property where there is a large paved seating area and a path with lawns to either side leading to the bottom of the garden with the garden being kept private by having fencing to the right hand boundary and blockwork to the left and rear boundaries. An outside water supply is provided.

Garage

18' x 8' approx (5.49m x 2.44m approx)

The detached concrete sectional garage has an up and over door to the front, a window and door to the side and power and lighting is provided.

Directions

Proceed out of Long Eaton along Tamworth Road and just before the canal bridge turn left into Wyvern Avenue following the road around into Lodge Road where Quorndon Crescent can be found as a turning on the left.

8549AMMP

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 10mbps Superfast 51mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

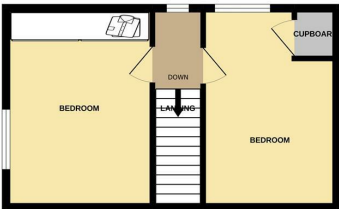
Other Material Issues – No



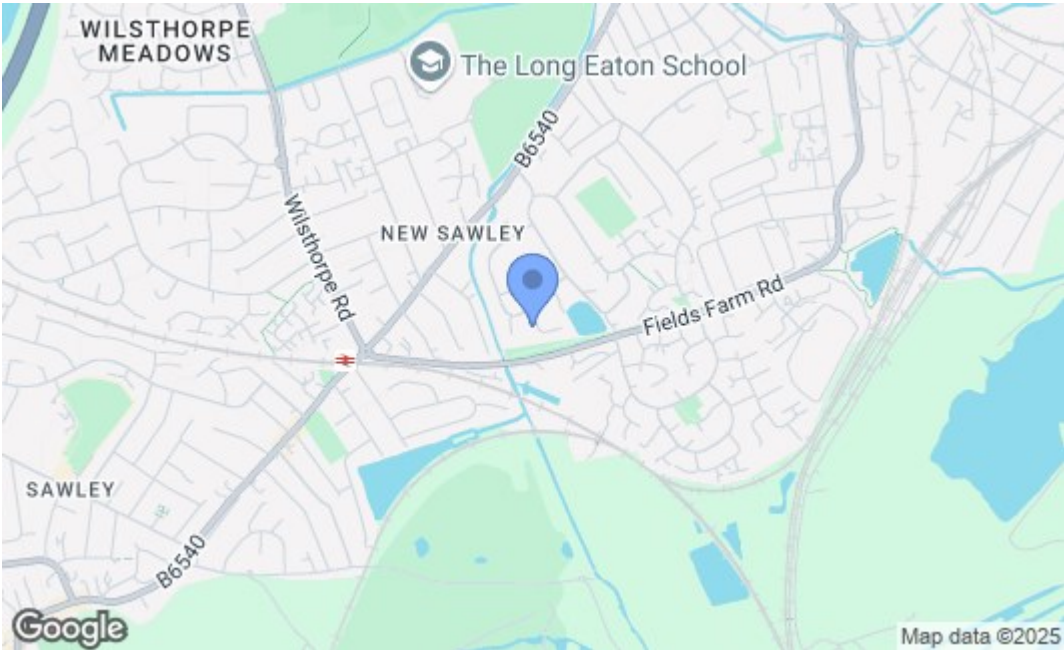
GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.





1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 857 sq.ft. (79.6 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) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		52	
(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	
			

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