

St. Albans Close,  
Long Eaton, Nottingham  
NG10 1QB

**O/O £280,000 Freehold**



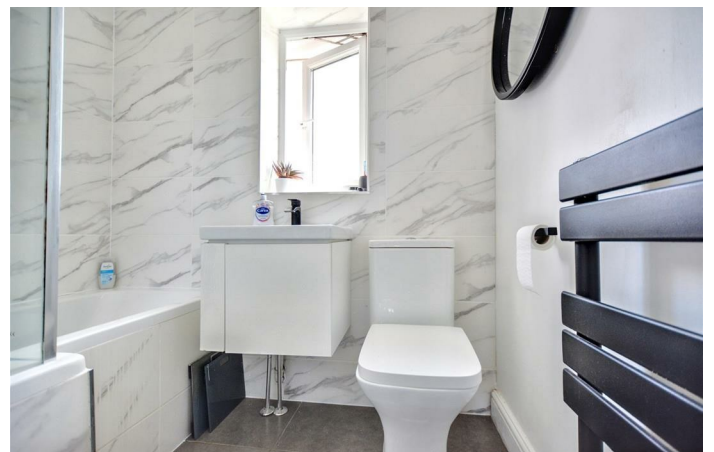


A THREE BEDROOM DETACHED FAMILY HOME FOUND ON THE POPULAR FIELDS FARM DEVELOPMENT, CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS.

Robert Ellis are delighted to offer to the market a wonderful opportunity to purchase this well presented detached home located within the popular Fields Farm development. Offering three bedrooms and fantastic living space on the ground floor, this brick constructed detached home needs to be viewed to be appreciated. The property is set within a cul de sac and is ideally located for a range of local shops and amenities. This family home is just a short distance from a local park and playing area in addition to being a short drive from the train station, local shops, schools and the main supermarkets within Long Eaton.

The property is constructed of brick to the external elevation and derives the benefits of gas central heating and double glazing. In brief the accommodation comprises of a hall, kitchen/diner, ground floor w.c., lounge and conservatory. To the first floor are the three bedrooms and bathroom. Off road parking to the front, garage and an enclosed garden to the rear.

The property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, health care and sports facilities which include the West Park Leisure Centre and adjoining playing fields, there are several local golf courses including Trent Lock Golf Club and the transport links include junctions 24 and 25 of the M1, Long Eaton station which is only a few minutes walk away from the property, East Midlands Airport and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hallway

Double glazed front door, wood effect laminate flooring and storage cupboard. Doors to:

### Kitchen Diner

9'1" x 15'9" approx (2.77m x 4.82m approx)

Two double glazed windows to the front, gas central heating radiator, contemporary wall and base units with work surfaces over, inset sink and drainer, intergraded Zanussi electric oven and Zanussi induction hob, integrated fridge freezer, dishwasher, washing machine and space for an integrated microwave. There is ample space for a dining table, wood effect laminate flooring and ceiling spotlights.

### Cloaks/w.c.

Opaque double glazed window to the side, low flush w.c., vanity unit with hand wash basin, wood effect laminate flooring and chrome heated towel rail.

### Living Room

12'7" x 15'9" approx (3.85m x 4.82m approx)

Double glazed window to the rear and sliding double glazed doors leading into the conservatory, gas central heating radiator, panelling to walls.

### Conservatory

9'4" x 8'7" approx (2.87m x 2.63m approx)

Having a brick base with double glazed windows and double doors leading to the rear garden and underfloor heating.

### First Floor Landing

Opaque double glazed window to the side, storage cupboard and access to the loft space. Doors to:

### Bedroom 1

11'5" x 9'1" approx (3.48m x 2.79m approx)

Double glazed window to the rear, gas central heating radiator and fitted wardrobes.

### Bedroom 2

11'7" x 8'8" approx (3.54m x 2.66m approx)

Double glazed window to the front and gas central heating radiator.

### Bedroom 3

9'4" x 6'11" approx (2.85m x 2.11m approx)

Double glazed window to the front and gas central heating radiator.

### Bathroom

Opaque double glazed window to the rear, panelled bath with shower over, low flush w.c., vanity unit with wash hand basin, tiled walls and flooring and heated towel rail.

### Outside

To the front of the property there is a driveway with ample parking, lawned area, side access to the rear garden and detached single garage.

To the rear there is a garden which is mainly lawned, side access to garage and fencing to the boundaries.

### Garage

Up and over door to the front, power and light.

### Directions

Proceed out of Long Eaton along Main Street and at the island with the Tappers Harker pub continue directly across and into Fields Farm Road. Turn left onto Bosworth Way, left again onto Tewkesbury Road and right into St Albans Close and the property can be found on the left hand side.  
8635AMCO

### 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

Broadband Speed - Standard 7mbps Superfast 66mbps

Ultrafast 1800mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

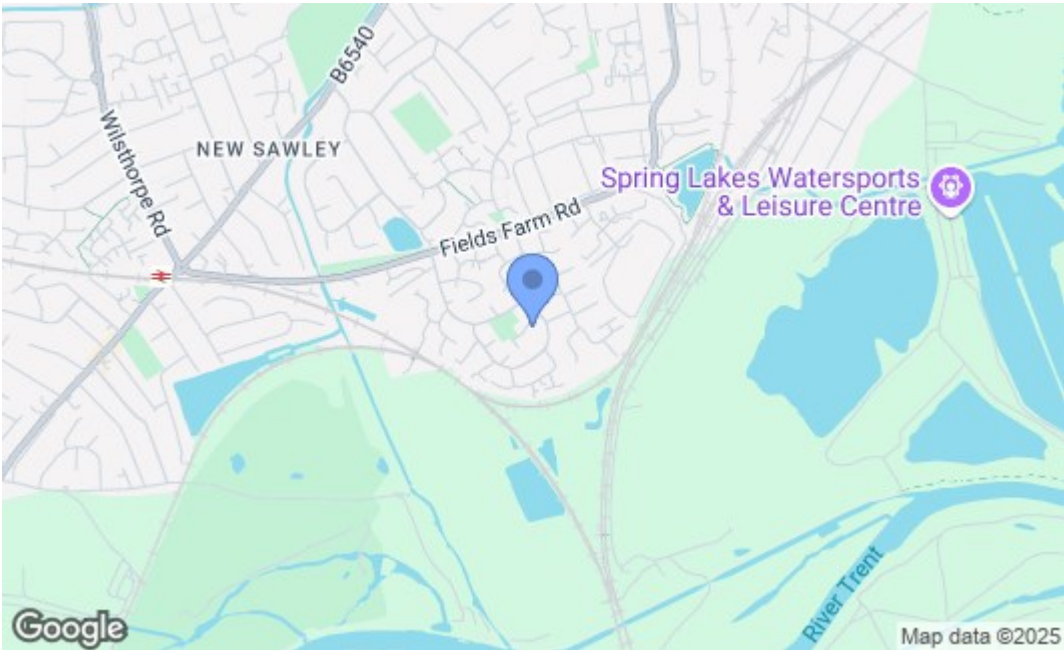
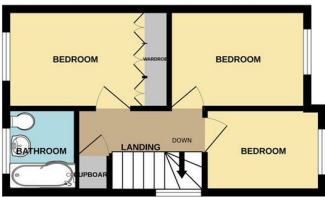
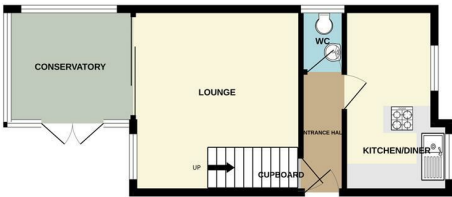






GROUND FLOOR

1ST FLOOR



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