



Trafalgar Road,  
Long Eaton, Nottingham  
NG10 1DD

**£299,950 Freehold**

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A TASTEFULLY APPOINTED BRAND NEW THREE BEDROOM DETACHED HOME WHICH IS SITUATED ON A QUIET CUL DE SAC IN THIS MUCH SOUGHT AFTER RESIDENTIAL AREA.

PART EXCHANGE AVAILABLE - Being situated at the head of a quiet cul de sac in this most sought after area of Long Eaton, this brand new three bedroom detached house is to the highest standards and ready for a new owner to move into. The property is tastefully decorated throughout and has new floor coverings. For the size and layout of the accommodation, and for the privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so that they can see all that is included in this lovely home for themselves.

The property has been constructed NK Homes and has an attractive fascia brick to the external elevations under a pitched tiled roof. Being well insulated throughout and having gas central heating and double glazing, the property is an efficient home to run which will help keep heating and running costs down to a minimum. The property is entered through a stylish composite front door and includes a reception hall with a ground floor w.c. off, an open plan lounge/living area with French doors leading out to the rear garden, there is a dining area and exclusively fitted kitchen is positioned at the front of the house and has grey gloss units and a number of integrated appliances. To the first floor, the landing leads to three bedrooms, the main bedroom having a luxurious en-suite shower room with a large walk-in shower, and a family bathroom which also has a mains flow shower over the bath. Outside, there is block paved parking at the front for two vehicles and a path runs down the left hand side of the property to a private rear garden which has a patio leading onto a lawn and is kept private by having quality fencing to the boundaries. There is also an electric vehicle charging point located on the side of the property.

Brickfield Court is only a short distance away from the centre of Long Eaton where Asda, Tesco, 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, including West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and Trent Lock and the excellent transport links include Junctions 24 and 25 of the M1, East Midlands Airport which can be reached by the Skylink bus which takes you to Castle Donington and the Airport, Long Eaton and East Midlands Parkway Stations, and the A52 and other main roads providing access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Open porch with a pitched tiled roof and outside light and a stylish composite front door with inset opaque glazed panel leading to:

## Entrance Hall

Stairs with carpeted flooring and balustrade leading to the first floor, radiator, laminate flooring which extends through into the living area and ground floor W.C., built-in cloaks cupboard, panelled doors leading to the open plan living space and ground floor W.C. and two power points.

## Ground Floor w.c.

White low flush W.C and a hand basin with mixer tap and tiled splash-back, radiator, laminate flooring, double opaque glazed window and recessed lights into the ceiling.

## Open Plan Living/Dining Area with Kitchen

28' x 16'10" (8.53m x 5.13m)

## Lounge/Living Area

16'10" x 11' (5.13m x 3.35m)

Open plan lounge/living area with double glazed double opening French doors and a double glazed window to the rear, three radiators, two TV points, eight power points (one with a USB charging point) and carpeted flooring.

## Open Plan Kitchen with Dining Area

13' reducing to 9' x 10' (3.96m reducing to 2.74m x 3.05m)

The kitchen is fitted with high quality gloss finished units with brushed stainless steel fittings and includes one and a half bowl sink with mixer tap and a four ring induction hob set in the worksurface which extends to three sides and has cupboards, an integrated dishwasher, oven and drawers below, housing for an upright integrated fridge/freezer, matching eye level wall cupboards and an eye level microwave oven, hood to the cooking area, double glazed windows to the front and side, laminate flooring in the kitchen/dining area, recessed lighting to the ceiling, ten power points (one of which has a USB charging point) and points for the integrated appliances, and a built-in understairs storage cupboard with two power points, the electric consumer unit and a recessed light.

## First Floor Landing

The balustrade continues from the stairs to the landing, hatch to loft, 'Ideal' boiler housed within a built-in airing/storage cupboard, a further built-in storage cupboard and two power points.

## Bedroom 1

12' x 10' reducing to 9'3" (3.66m x 3.05m reducing to 2.82m)

Double glazed window to the rear, radiator, eight power points (one of which has a USB charging point), TV aerial point, light switches to either side of the bed position and carpeted flooring.

## En-Suite

The en-suite to the main bedroom has a large walk-in shower with mains flow shower system having a rainwater shower head and handheld shower, tiling to three walls and a glazed sliding door and protective screen, hand basin with mixer tap, cupboard under with a tiled splashback, low flush w.c., double opaque glazed window, tiled flooring, recessed lighting to the ceiling and a chrome ladder towel radiator.

## Bedroom 2

12' x 10' (3.66m x 3.05m)

Double glazed window to the front, radiator, eight power points (one with a USB charging point), TV aerial point and carpeted flooring.

## Bedroom 3

8' x 7' (2.44m x 2.13m)

Double glazed window to the rear, radiator, six power points, TV aerial point and carpeted flooring.

## Bathroom

The main bathroom has a white suite including a panelled bath with mixer tap, mains flow shower over having a rainwater shower head and a hand held shower, tiling to three walls, hand basin with mixer tap and two drawers below, low flush w.c., tiling of the walls by the sink and w.c. areas, double opaque glazed window, tiled flooring, recessed lighting to the ceiling, extractor fan, electric shaver point and a chrome ladder towel radiator.

## Outside

### To the Front

To the front there is a block paved driveway providing off-road parking for two vehicles, path leading to the front door and across the front of the house to a gate which provides access to the rear garden, electrical charging point and an outside water supply.

### To the Rear

To the rear there is a patio leading onto a good sized lawned garden which has quality fencing to the three boundaries.

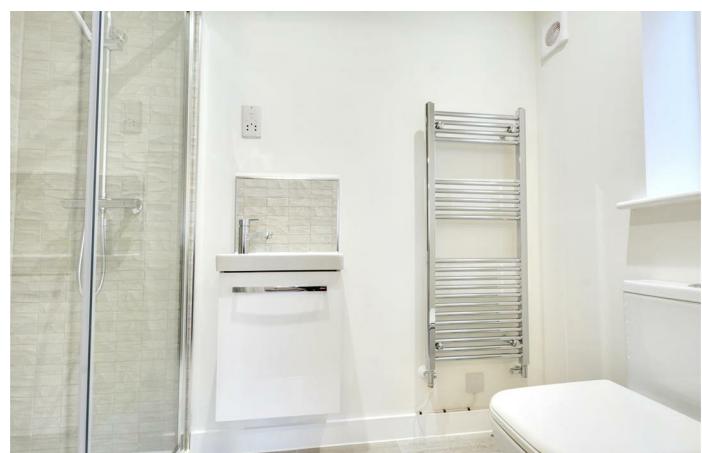
## Directions

Proceed out of Long Eaton along Tamworth Road taking the left turning just past the Fire Station into Nelson Street. Take the second left turning into Trafalgar Road where the development can be found at the end of the road.

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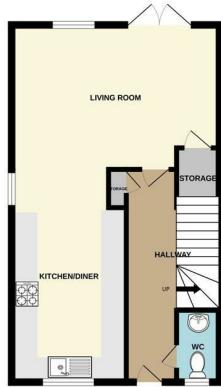
## Agents Notes

Internal photos for illustration only.

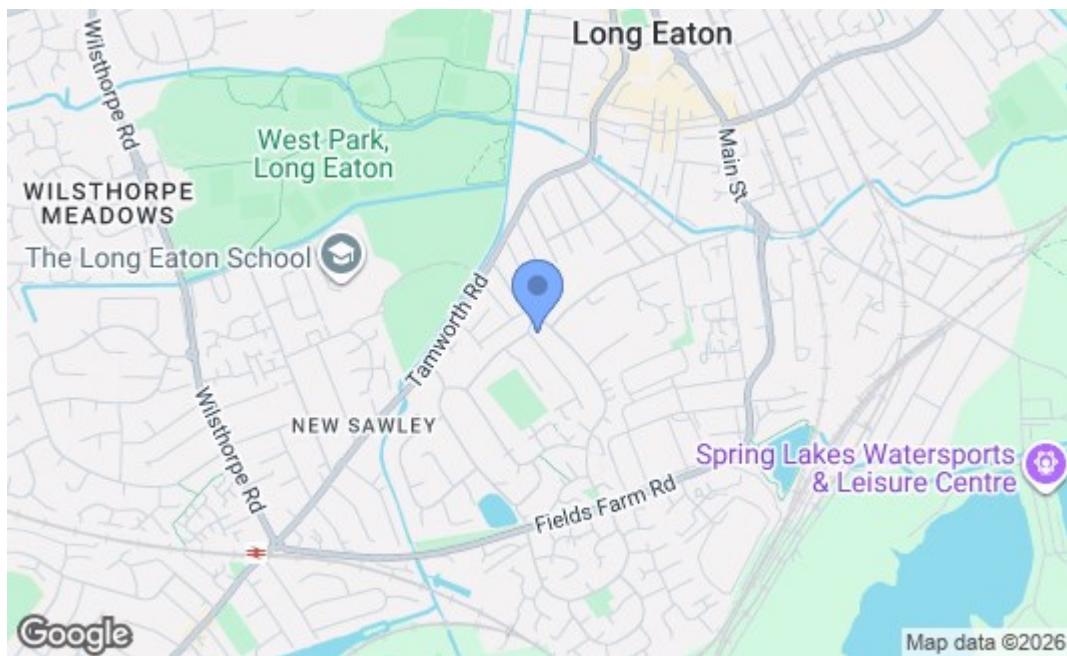


Robert Ellis  
ESTATE AGENTS

GROUND FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



#### 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		

EU Directive 2002/91/EC

#### England & Wales

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		

EU Directive 2002/91/EC

#### England & Wales

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.