



- NO ONWARD CHAIN
- Semi Detached house
- Immaculate Condition
- Neutral décor and flooring throughout
- Kitchen with integrated cooking facilities
- Gas central heating & Double glazed throughout
- Off road parking to front
- Secure gated rear garden
- Desirable location in a cul de sac
- Excellent local amenities and transport links

SAB Properties are pleased to market this beautifully presented 2 bedroom semi-detached house with off road parking. Located on the popular Fields Farm Development, close to Long Eaton town centre and train station and with good transport links to Nottingham and Derby.

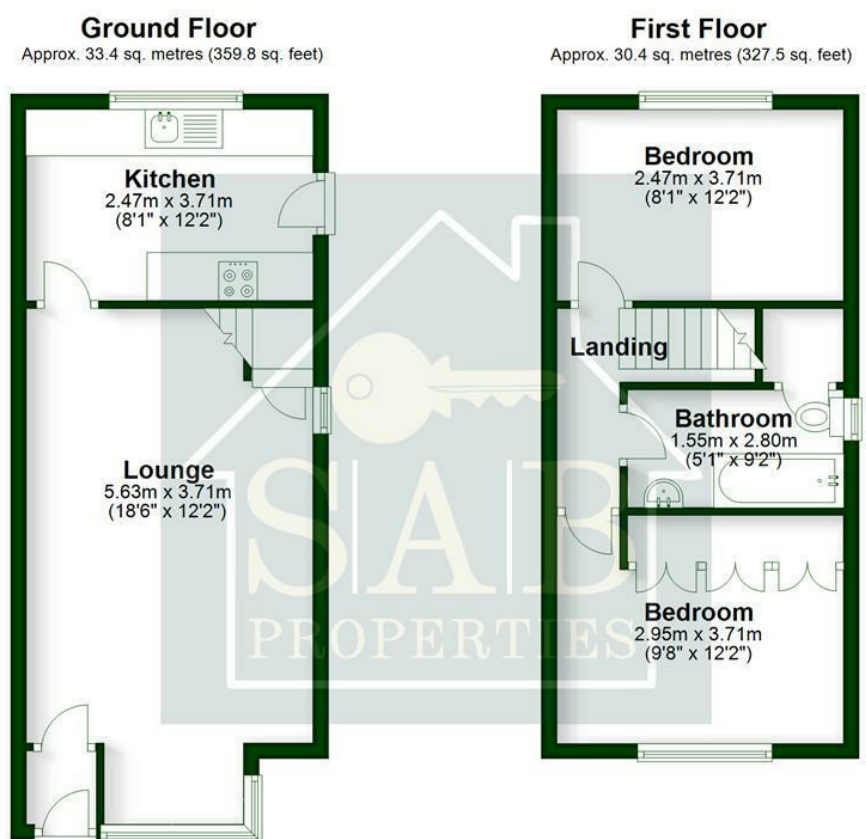
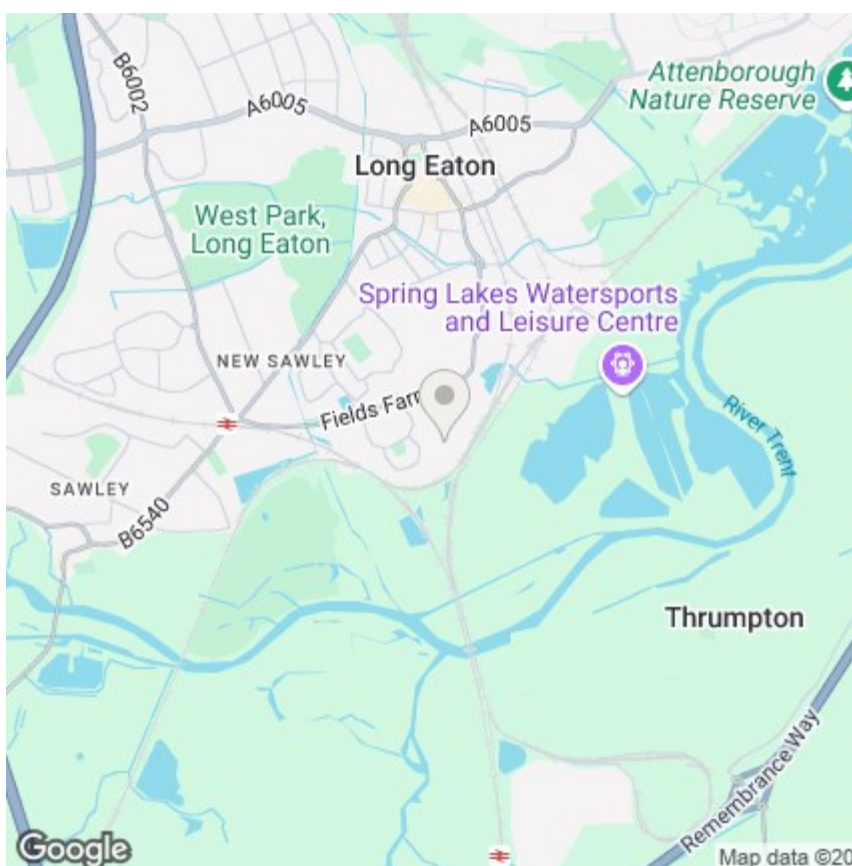
Council Tax - Erewash Borough Council Band B

Electrical Safety Certificate valid until July 2029  
Gas safety Certificate valid until October 2024

Flood Risk - No flooding in the past 5 years

## Wittering Close, Long Eaton, Nottingham

Offers in the region of £190,000



Total area: approx. 63.9 sq. metres (687.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(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	



### Description

The property comprises of entry in to a small porch, door leading in to spacious lounge with bay window, perfect for family gatherings. The kitchen is well equipped and had ample storage space and with integrated oven, hob and overhead extractor. Enclosed staircase leading to first floor, 2 double Bedrooms, the master with fitted wardrobes, both rooms offering plenty of natural light and comfortable space, bathroom with shower over bath. Driveway to front and secure enclosed rear garden with decking and established lawn and flower beds ideal for outdoor activities and relaxation.

Situated with fantastic access to both Derby and Nottingham, this home benefits from excellent transport links, including nearby train and bus services, as well as easy access to major roads such as the M1. This residence promises a perfect blend of comfort, convenience, and connectivity, making it an exceptional choice for those seeking a well-located and spacious home.



### Entrance

UPVC door leading in to small porch with neutral décor and flooring. Singl door leading in to lounge.

### Lounge

18'5" x 12'2" (5.63m x 3.71m )

The lounge has laminate wood-effect flooring, UPVC double-glazed bay window to the front elevation and additional window to the side elevation, both allowing ample natural light, wall mounted radiators, TV & telephone points and ample plug sockets.

### kitchen

8'1" x 12'2" (2.47m x 3.71m )

Located to the rear overlooking the garden. With a good selection of wall and base units and roll edged worktop with ample plug sockets. Stainless steel sink and drainer. Complimentary tiled splashback and walls. Integrated electric oven, gas hob with overhead extractor hood. Plumbing for washing machine and space for appliances. Neutral décor and vinyl flooring. UPVC double glazed window.



### Stairs & First Floor Landing

Doorway leading off lounge with stairs to first floor with door leading in to bedrooms and bathroom. Neutral décor and carpet

### Bedroom 1 - Master

9'8" x 12'2" (2.95m x 3.71m )

The main bedroom is overlooking the front elevation and has neutral décor and carpet, fitted wardrobe along entire wall. UPVC window with modern blinds, wall mounted radiator and ample plug sockets. This room will easily accommodate a double bed and a selection of bedroom furniture.



### Bedroom 2

8'1" x 12'2" (2.47m x 3.71m )

The second bedroom overlooks the rear elevation and has neutral décor and carpet. UPVC window with modern blinds, wall mounted radiator and ample plug sockets. This room will easily accommodate a double bed and a selection of bedroom furniture.

### Bathroom

5'1" x 9'2" (1.55m x 2.80m )

Suite comprising of bath, with electric shower over and glass shower screen. Stainless taps, low level WC and pedestal wash basin. Complimentary tiling to walls. Neutral décor and flooring. Wall mounted radiator, extractor fan and UPVC double glazed window with roller blind. Handy storage cupboard.

### Outside

To the front is a pebbled driveway with slabbed pathway leading to front door and pathway to the side elevation leading to the gate for rear garden access.

To the rear is an enclosed garden with fence panels, slabbed patio and pathway, lawn and established flower beds to side of lawn.

### Additional Information

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### Directions

Proceed out of Long Eaton, along Main Street, then on to Fields Farm Road towards the train station. Turn left on to Bosworth Way, take the 2nd left on to Hoselett Field Road, then take the 3rd left on to Wittering Close where No. 7 is on the left hand side displaying our "for sale" board.

### Tenure

Tenure-Freehold with vacant possession upon completion.

### Viewings

Viewings by arrangement with SAB Properties, who will be pleased to provide any further information which may be required.

