



Farndale Close,
Long Eaton, Nottingham
NG10 3PA

£320,000 Freehold



STUNNING EXTENDED FOUR BEDROOM SEMI-DETACHED HOME – IMMACULATELY PRESENTED THROUGHOUT – READY TO MOVE STRAIGHT INTO

A rare opportunity to purchase this beautifully presented and extended four bedroom semi-detached family home, tucked away in a quiet cul-de-sac on the highly desirable Farndale Close in Long Eaton. Offering stylish and spacious accommodation throughout, this immaculate property is perfect for families and buyers looking for a home they can simply unpack and enjoy from day one. The property is entered through a welcoming hallway leading to a superb bay fronted lounge featuring elegant plantation shutters and a cosy multi-fuel burner, creating the perfect space to relax. The lounge flows seamlessly into the dining room and conservatory, providing fantastic open living and entertaining space with views over the rear garden. The spacious breakfast kitchen is fitted with ample storage and worktop space, making it ideal for modern family living and everyday dining. To the first floor are four generous bedrooms, including an impressive dual aspect main bedroom filled with natural light, together with a stylish contemporary family shower room finished to an exceptional standard. Outside, the property enjoys a sought-after cul-de-sac position in a quiet residential location, whilst remaining within easy reach of excellent local amenities, highly regarded schools, shops and transport links.

The property is entered through a useful entrance porch which leads into the spacious open plan lounge diner, creating a fantastic flow for modern family living. The lounge area features a lovely bay window to the front elevation, allowing plenty of natural light to flood through, together with a charming multi-fuel burner which adds a warm and homely feel. The dining area has doors leading into the sunny conservatory which overlooks the landscaped rear garden, providing an ideal additional reception space for relaxing or entertaining. The extended breakfast kitchen is fitted with a range of cream shaker style units, integral appliances and ample worktop space, making it both practical and stylish for everyday living. To the side of the property there is an attached garage, ideal for storage. To the first floor, the landing leads to four well proportioned bedrooms, with the impressive dual aspect master bedroom measuring approximately 24ft in length, together with a contemporary family shower room finished to a high standard. The property benefits from gas central heating and double glazing throughout and has clearly been extremely well maintained by the current owners. Outside, the landscaped rear garden is fully enclosed, enjoys a sunny aspect and provides an excellent space for outdoor entertaining and family enjoyment. To the front, a block paved driveway provides ample off road parking.

The property is only a few minutes drive away from Long Eaton town centre where there are 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 which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

4'1" x 6'10" approx (1.25m x 2.1m approx)

Composite front door with inset glazed panel and window to the front, feature round window to the side, carpeted flooring, wall light, dado rail.

Lounge

16'4" x 12'11" approx (5m x 3.95m approx)

UPVC double glazed bay window with stained glass top panels and fitted shutters to the front, oak flooring, two ceiling lights with ceiling roses, TV and internet points, multi fuel burner with slate hearth and beam above, understairs storage cupboard and open arch to:

Dining Room

10'9" x 8'10" approx (3.3m x 2.7m approx)

UPVC double glazed sliding doors into the conservatory, laminate flooring, ceiling light, beams to the ceiling, radiator and door to:

Conservatory

10'9" x 7'10" approx (3.3m x 2.4m approx)

UPVC double glazed windows to the rear with French doors onto the garden.

Extended Breakfast Kitchen

15'1" x 11'1" approx (4.6m x 3.4m approx)

Composite door with inset glazed panel and fitted blind to the rear, two UPVC double glazed windows to the rear, laminate flooring, two ceiling lights, radiator and half panelled walls, fitted with a range of cream Shaker style wall, drawer and base units to four walls with laminate work surfaces over, grey tiled splashbacks, large breakfast bar, space for a free standing gas cooker, spaces for a washing machine and free standing fridge freezer, composite sink and drainer with swan neck mixer tap.

First Floor Landing

7'6" x 6'2" approx (2.3m x 1.9m approx)

Carpeted flooring, ceiling light, loft access hatch with pull down ladder, doors to:

Bedroom 1

24'3" x 8'6" approx (7.4m x 2.6m approx)

UPVC double glazed windows to the front and rear, carpeted flooring, two radiators, two ceiling lights, TV point and cornice to the wall and ceiling.

Bedroom 3

9'10" x 10'9" approx (3m x 3.3m approx)

UPVC double glazed window to the rear, laminate flooring, radiator, ceiling light, built-in cupboard housing the Worcester Bosch combi boiler and built-in wardrobes.

Bedroom 2

12'9" x 12'9" approx (3.9m x 3.9m approx)

UPVC double glazed window to the front, grey carpeted flooring, radiator, ceiling light, dado rail, built-in double wardrobe.

Bedroom 4

6'4" x 9'10" approx (1.95m x 3m approx)

UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

Shower Room

6'2" x 5'10" approx (1.9m x 1.8m approx)

Obscure UPVC double glazed window to the rear, LVT flooring, LED ceiling light, double radiator, low flush w.c., pedestal wash hand basin with mixer tap, tiled splashbacks, large enclosed shower cubicle with electric shower and extractor above.

Outside

There is a block paved driveway to the front leading to the garage, landscaped garden with a feature circular paved area. pebbles and established shrubs.

To the rear there is an enclosed south facing landscaped garden with a block paved patio, artificial lawn, further lawn, paving and planted beds to the boundaries, two sheds and established shrubs.

Garage

8'8" x 18'0" approx (2.65m x 5.5m approx)

With an up and over door, light and power.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second mini island turn right onto Dovedale Avenue, fifth right onto Ribblesdale Road, first left onto Lathkilldale Crescent and Farndale Close can be found as a turning on the left hand side.

9323JG

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 5mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – Vodafone, 02, Three, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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 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.