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1 Hoff Close, Long Eaton, Nottingham, NG10 4BQ

Asking Price Of £340,000



Three bedroom detached House located in Long Eaton, Nottingham
Brand new three bedroom detached house with 10 year NHBC in small development of 15 properties with garage and driveway.

Property Description

Being positioned on Hoff Close, which is off Briar Gate, this brand new property been built by a local builder with an excellent reputation for building properties in this area. To appreciate all that is included in the property, we recommend interested parties take a full inspection so they can see the size of the accommodation and gardens for themselves.

The property is constructed from an attractive fascia brick to the external elevations under a pitched tiled roof and being a brand new home is covered by the usual 10 year NHBC Guarantee. In brief the property offers well proportioned accommodation with floor coverings fitted throughout and being a new home, it is extremely well insulated which will help to keep running costs down to a minimum. The property derives all the benefits of having gas central heating and double glazing. It is entered through a stylish composite door into the reception hall, which leads into the exclusively fitted open plan kitchen and dining area with French doors and with a ground floor w.c. off. The through lounge has double opening, double glazed French doors leading out to the rear garden. To the first floor the landing includes a study area and leads to three good size bedrooms with en suite shower room to the master and a main family bathroom with separate shower and bath. Outside there is a brick built detached garage and block paved driveway, a front lawned area and a south facing rear garden with patio and lawn.

The property is well placed for easy access to all the amenities and facilities provided by the area with a Co-op convenience store across the road while all the main shopping facilities found in Long Eaton are only a short drive away and these include Tesco, Asda, 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 include the West Park Leisure Centre and adjoining playing fields. There are excellent transport links including J25 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.



RECEPTION HALL With radiator, LVT style flooring and staircase

LOUNGE 15' 10" x 10' 0" (4.85m x 3.07m) Continuing LVT flooring, radiator, double opening double glazed French doors leading out to the rear garden and double glazed windows to the front

KITCHEN/DINING 26' 6" x 10' 8" (8.08m x 3.26m) Continuing LVT flooring, radiator, double glazed French doors leading to the rear garden and double glazed windows to front and rear. The kitchen will feature shaker style units and will include integrated appliances such as dishwasher, fridge freezer, oven, hob and hood and a washer/dryer.

GROUND FLOOR CLOAKS Located off the kitchen/dining area this will have white low flush WC, wash hand basin in vanity unit, radiator and extractor

FIRST FLOOR LANDING With double glazed window to the front in the study area, radiator and loft hatch

BEDROOM ONE 10' 9" x 12' 9" (3.28m x 3.89m) Double glazed window to the rear, radiator

EN SUITE 6' 7" x 3' 11" (2.03m x 1.20m) This will feature a large walk in tiled shower cubicle with mains flow shower having rainwater and hand held, low flush WC, hand basin with cupboard under, radiator and extractor

BEDROOM TWO 9' 2" x 10' 3" (2.81m x 3.14m) Double glazed window to rear and radiator

BEDROOM THREE 8' 5" x 9' 11" (2.59m x 3.04m) Double glazed window to the front and radiator

FAMILY BATHROOM 6' 3" x 6' 10" (1.93m x 2.09m) This room will be fully tiled with panelled bath, hand basin in vanity unit, low flush WC, separate shower cubicle with mains flow shower having rainwater and hand held heads, ladder style towel warmer/radiator, extractor and double glazed window

OUTSIDE To the front of the property there will be a lawned area, slabbed pathway leading to the front door and block paved driveway in front of the garage. The rear garden is south facing and will feature a patio and lawn, with outside tap, external power points and outside light provided.

DETACHED GARAGE 16' 7" x 8' 9" (5.08m x 2.67m) Brick construction with pitched tiled roof, Horman German electric door to the front and half double glazed pedestrian door to the side. Lighting and power are also provided.

TENURE FREEHOLD

VIEWINGS Strictly by appointment only via Wallace Jones

RESERVATION FEE Purchasers will pay a non refundable deposit of £2,500 to the sellers solicitors within 14 days of instruction

NOTE Please note that the front photograph has been enhanced by AI

