Robert Ellis

look no further...

Brook Close,
Long Eaton, Nottingham
NG10 1QA

Price Guide £220-230,000

Freehold

0115 946 1818

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A THREE BEDROOM SEMI DETACHED HOME SITUATED WITHIN A QUIET CUL-DE-SAC ON THE POPULAR FIELD FARM ESTATE, OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Robert Ellis are pleased to bring to the market this well proportioned semi detached property which offers spacious accommodation throughout and would suit a range of buyers. Positioned within a sought after residential location, the property provides excellent potential and is ready for a new owner to make their own mark.

The accommodation comprises a spacious lounge, separate dining room/home office, fitted kitchen and three well proportioned bedrooms, along with a family bathroom.

Externally, the property benefits from a driving providing off road parking to the front and a good sized rear garden, providing an excellent outdoor space for families, entertaining or gardening enthusiasts.

Situated on the ever popular Field Farm Estate, the property is conveniently located for local amenities, schools and transport links.

Being offered to the market with no onward chain, an internal viewing is highly recommended to fully appreciate the accommodation, position and potential on offer.

The property is situated a couple of minutes drive from all the amenities and facilities provided by Long Eaton which include the Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities including West Park Leisure Centre and the excellent transport links include J25 of the M1, Long Eaton train station which is a short walk away, East Midlands Airport and the A52 which provide direct access to Nottingham and Derby.

Entrance Hallway
Double glazed door to the side, storage cupboard, radiator, laminate flooring, doors to the kitchen, dining room/study and living room.

Kitchen
7'3 x 9 (2.21m x 2.74m)
Matching wall and base units, stainless steel sink and drainer, integrated electric oven, four ring gas hob, overhead extractor, part tiled walls, plumbing for washing machine, space for fridge/freezer.

Dining Room/Study
8'5 x 7'6 (2.57m x 2.29m)
Double glazed window to the front, radiator, laminate flooring.

Living Room
12'6 x 15'8 (3.81m x 4.78m)
Double glazed patio doors opening into the rear garden, double glazed window to the rear, laminate flooring, stairs leading to the first floor.

First Floor Landing
Access to three bedrooms and bathroom. Double glazed window to the side and loft access.

Bedroom 1
9'3 x 11'5 (2.82m x 3.48m)
Double glazed window to the rear, radiator.

Bedroom 2
10'3 x 8 (3.12m x 2.44m)
Double glazed window to the front, radiator.

Bedroom 3
7'9 x 9'4 (2.36m x 2.84m)
Double glazed window to the front, radiator.

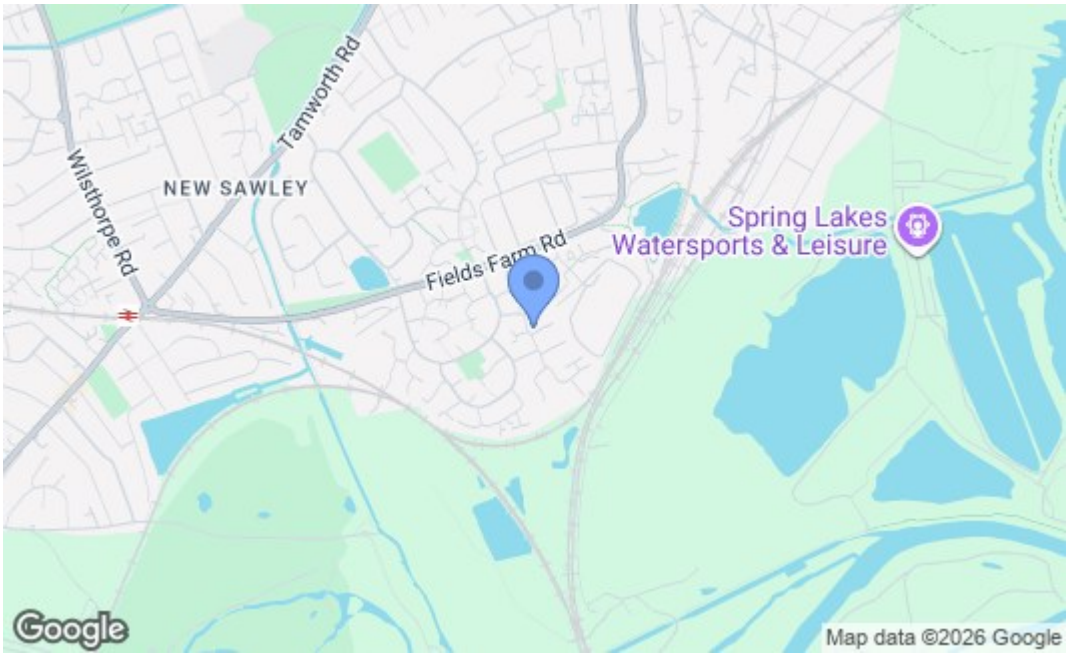
Bathroom
Beautifully presented contemporary bathroom finished to a high standard, featuring elegant marble-effect wall tiling, a modern white suite comprising pedestal wash hand basin, low-level WC and panelled bath with shower. Frosted double glazed window to the rear.

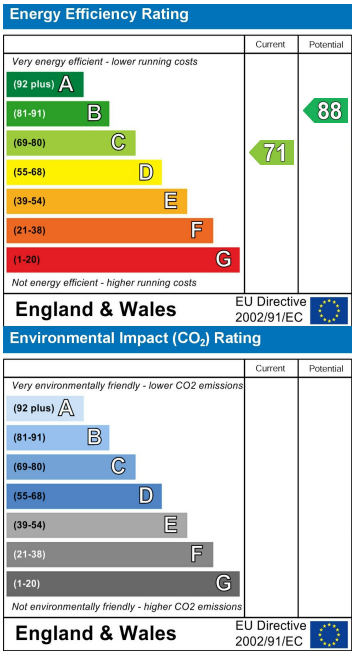
Outside
The rear garden is mainly laid to lawn with pebbles and patio, enclosed by panel fencing. To the front of the property, the garden is mainly laid to lawn with off-road parking and side entrance.

Directions
Proceed out of Long Eaton along Main Street and at the island by the Tappers Harker proceed straight over the traffic island and onto Fields Farm Road. Turn left into Bosworth Way, left into Hoselett Field Road and follow the road around where Brook Close can be found on the right.
9385CO

Council Tax Band
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 7mbps Superfast 76mbps Ultrafast 1800mbps
Phone Signal – 02, EE, Three, Vodafone
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





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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk

0115 946 1818