



## 8 The Plantations

Long Eaton, Nottingham, NG10 3QG

Offers In The Region Of £420,000



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## Summary

New to the market, we're pleased to present this impressive four Bedroom Detached family home. Having been lovingly maintained to an extremely high standard throughout by the current owner, this property is certainly not one to be missed!

Situated in a quiet cul-de-sac on an attractive, quiet estate, the property offers spacious and well proportioned living accommodation throughout and also benefits from a large driveway and semi-detached Garage. The property briefly comprises: Spacious Hallway with guest Cloakroom, large Lounge, Conservatory, Dining Room, Generous Kitchen with Utility Space, four good sized Bedrooms with En-Suite to Master, Family Bathroom and low maintenance enclosed rear Garden.

## Location

The property stands on a generous plot, tucked away on a quiet cul-de-sac. The current owner has resided at the property since it was first built in 1987 as have many of the residents in this friendly and charming neighbourhood.

Situated at the edge of Long Eaton, this property offers the best of both worlds- with the peace and quiet of the estate and cul-de-sac location but also an abundance of amenities such as the local shops and leisure centre, schools and amazing travel and road links close by.

## Driveway

Having a well maintained, attractive fore garden, spacious driveway with parking for approximately 5 cars and access to the Garage.

The property also benefits from a fully serviced alarm system.

## Hallway

A spacious, welcoming Hallway offering a handy under stairs storage cupboard, access to Lounge, Dining Room, Guest Cloakroom, Kitchen and stairs rising to the First Floor.

## Guest Cloakroom

6'4 x 3'0 (1.93m x 0.91m)

Having W/C and hand basin.

## Lounge

23'4 x 11'9 (7.11m x 3.58m)

A large, spacious room offering newly fitted Gas Fire with complimenting surround, wooden flooring, bay window to front aspect and access to the conservatory.

## Conservatory

11'6 x 8'8 (3.51m x 2.64m)

A spacious conservatory having wall heater and French Doors leading to the enclosed rear Garden.

## Dining Room

11'10 x 9'2 (3.61m x 2.79m)

A generous Dining Space with space for good sized dining table, window to front aspect and central heating radiator.

## Kitchen

16'9 x 8'6 (5.11m x 2.59m)

A large fitted Kitchen with double oven, laminate tile effect flooring, uPVC door leading to rear garden, sink with mixer tap, an abundance of wall, base and drawer units with complimenting worktops, wall mounted combi boiler inside cupboard, Fridge/Freezer and handy extra utility area.

### Utility Area

Having sink with mixer tap, plumbing for white goods and wall and base units with complimenting worktops.

### Master Bedroom

11'10 x 11'5 (3.61m x 3.48m)

A spacious double Bedroom having built in wardrobes, central heating radiator, window to front aspect and access to the En-Suite.

### En-Suite

8'1 x 4'4 (2.46m x 1.32m)

Having Electric shower, sink unit and W/C.

### Bedroom Two

11'10 x 11'9 (3.61m x 3.58m)

Another large Double Bedroom having built in storage cupboards, window to front aspect and central heating radiator.

### Bedroom Three

9' x 8'6 (2.74m x 2.59m)

A single/small double Bedroom having built in wardrobe, central heating radiator and views to the rear aspect.

### Bedroom Four

8'6 x 7'9 (2.59m x 2.36m)

Having window to rear aspect, this room is currently in use as a home office.

### Family Bathroom

10'4 x 5'4 (3.15m x 1.63m )

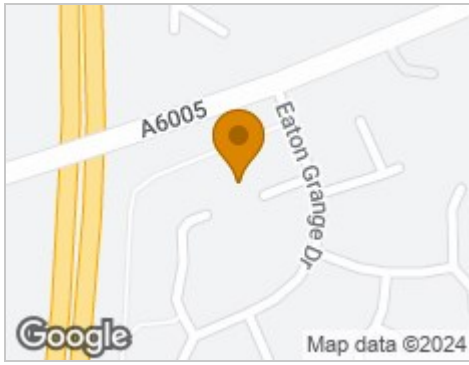
Having bath with shower over, hand basin, W/C and heated towel rail.

### Rear Garden

A generous, low maintenance, enclosed rear garden having access to the semi-detached Garage.



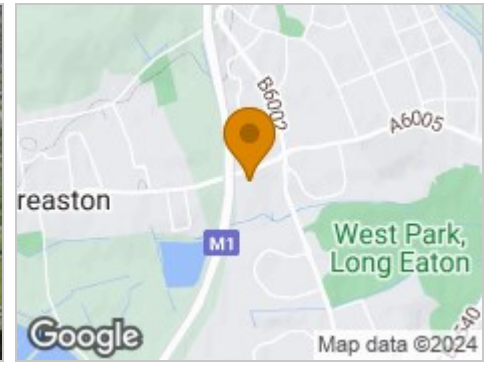
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

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