



37 Ribblesdale Road, Long Eaton
Nottingham

 **HORTONS**



Offers in Region of **£330,000**



37 Ribblesdale Road

Long Eaton, Nottingham

Extended 3 bed semi-detached, sought-after Dales Estate. GCH, open plan living, utility room, no chain sale. Outside features off-road parking, patio, lawns, SW facing garden, spacious brick store.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- An extended three double bedroom semi detached home
- Gas central heating with the boiler only being two years old
- Double glazed throughout with bi-folding doors onto the rear garden
- Two reception rooms to the front elevation
- Open plan living/kitchen/diner to the rear
- Ground floor and first floor bathroom
- Situated on the popular Dales Estate
- Seperate Utility Room
- Being sold with no upward chain
- Viewings available seven days a week



Entrance Hall

Composite front entrance door and windows, herringbone luxury flooring, stairs to the first floor landing and doors to

Lounge

UPVC double glazed window to the front, radiator.

Office/Playroom

8' 9" x 8' 3" (2.67m x 2.51m)

UPVC double glazed window, radiator, under stairs storage, spotlights.

Open Plan Living/Kitchen/Diner

22' 4" x 22' 5" (6.81m x 6.83m)

L-Shaped room Kitchen - Wall, base and drawer units with work surface over, Built-in eye level oven, grill, five point induction hob with extractor hood over, room for American fridge/freezer, Island with storage, sink with mixer tap over, built-in dishwasher, breakfast bar area, x2 vertical modern radiators, spotlights, bi-folding doors to the garden, open to a living space with x3 vellum windows and UPVC double glazed window, herringbone luxury flooring throughout.

Utility Room

7' 9" x 4' 7" (2.36m x 1.40m)

Plumbing for automatic washing machine, tumble dryer space, chrome heated towel rail, spotlights and UPVC double glazed window.

Shower Room

5' 7" x 7' 9" (1.70m x 2.36m)

Walk-in shower with shower from the mains having a waterfall shower head and a hand held shower head, low flush w.c, sink with storage, chrome heated towel rail, spotlights, extractor fan, tiled floor.

Landing

Access to the loft, UPVC double glazed window and doors to





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Bedroom One

13' 3" x 9' 2" (4.04m x 2.79m)

UPVC double glazed window, radiator, built-in wardrobes, coving to the ceiling.

Bedroom Two

10' 8" x 9' 9" (3.25m x 2.97m)

UPVC double glazed window, radiator, built-in wardrobes.

Bedroom Three

10' 3" x 13' 0" (3.12m x 3.96m)

UPVC double glazed window x2, radiator.

Bathroom

12' 8" x 5' 9" (3.86m x 1.75m)

A luxurious suite comprising a free standing bath, walk-in shower cubicle with shower from the mains, low flush w.c, sink with storage, spotlights, extractor fan, tiled floor, tiled walls and splashbacks, chrome heated towel rail, x2 UPVC double glazed windows.



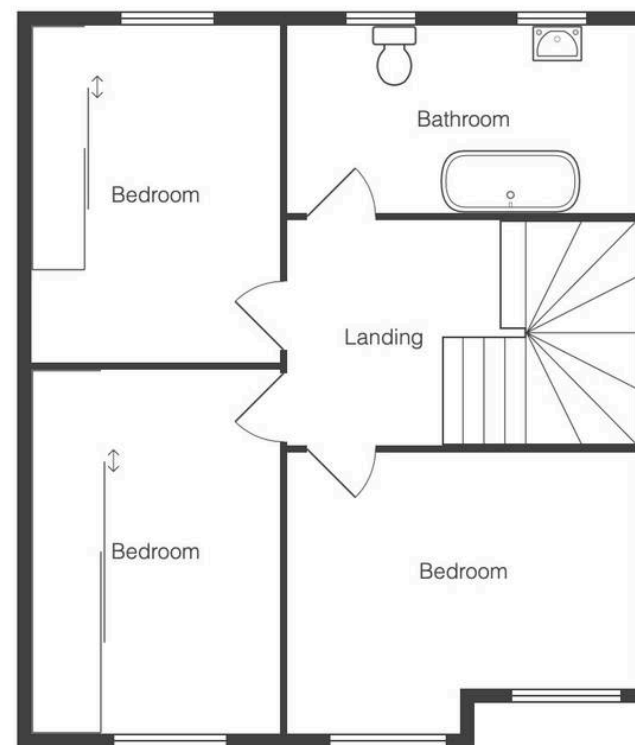
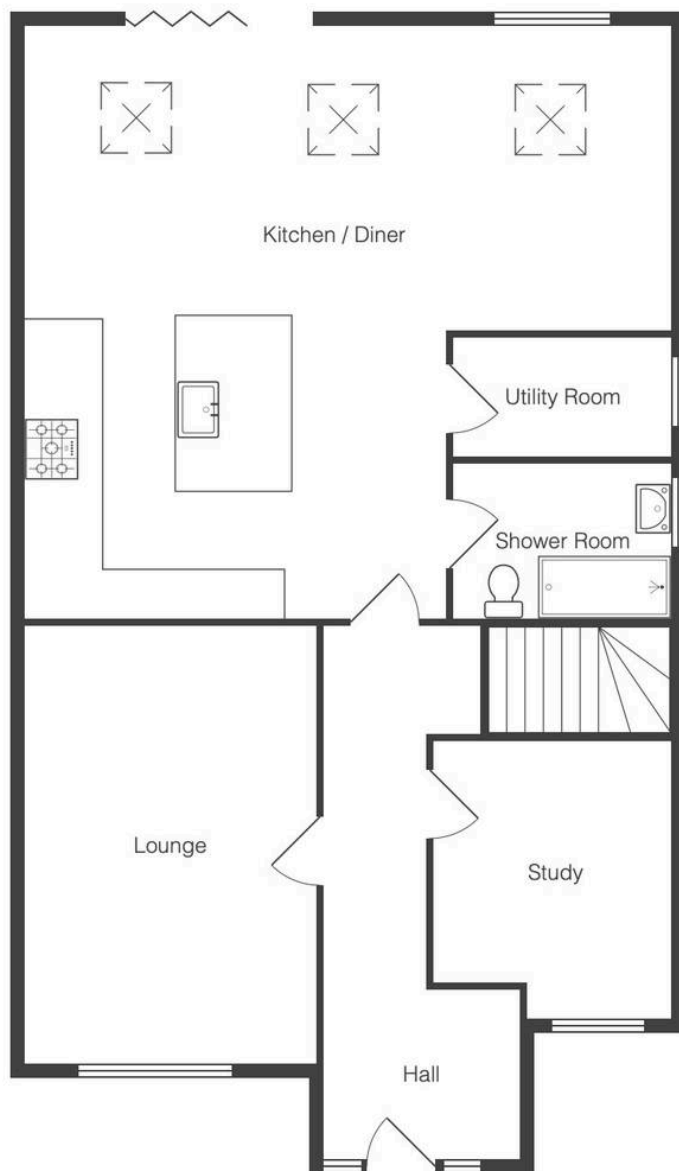
GARDEN

To the front of the property there is off road parking for two cars with fenced boundaries. To the rear immediate to the property is a patio that leads to two astro turf lawned areas and a winding path leading you to the bottom of the garden where there is an additional patio area. There are borders full of mature shrubs and it's privately enclosed with fenced boundaries. The garden is South west facing and has power sockets. There is a large Brick store measuring 11'2ft x 9'0ft approx, that has light and power.

OFF STREET

2 Parking Spaces







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