Robert Ellis

look no further...

Trowell Grove,

Long Eaton, Nottingham

NG10 4BB

£365,000 Freehold

A TRADITIONAL THREE BEDROOM DETACHED FAMILY HOME WITH A LOVELY OPEN PLAN BREAKFAST KITCHEN TO THE REAR.

Robert Ellis are extremely pleased to bring to the market a property that has been very well maintained by the current owners and has everything a growing family needs. There is a lovely open plan breakfast kitchen with bi-fold doors onto the rear garden with a separate utility room and w.c. There is also the added benefit of a four piece suite family bathroom to the first floor. A further benefit of the property is its location, situated along Trowell Grove which is an established residential rea and with a variety of quality houses and extremely well placed for the amenities and facilities provided by Long Eaton and the surrounding area. We highly recommend a viewing to fully appreciate all this property has to offer.

The property benefits from gas central heating and double glazing and in brief comprises of a spacious entrance hall, extended living room with extended re-fitted dining kitchen having Velux windows and bi-fold doors onto the rear garden, making this a lovely light and airy room with a separate utility room and toilet. To the first floor there are three good size bedrooms and a four piece suite family bathroom. Outside to the front there is a block paved driveway offering off road parking for several cars and secure gated access to the rear landscaped garden.

The property is within easy reach of all the amenities and facilities provided by Long Eaton which include Asda, Tesco and Aldi stores as well as many other retail outlets. There are excellent local schools within walking distance of the house which includes Trent College and Wilsthopre Academy as well as schools for younger children. There are healthcare and sports facilities including West Park leisure Centre and adjoining playing fields, walks in the nearby open countryside and the transport links include 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.

Entrance Porch
With an open storm porch to the front to:

Entrance Hall
Composite front entrance door and windows, stairs to the first floor, radiator, door to a large understairs storage cupboard the boiler, separate cloaks storage space, parquet flooring and door to:

Lounge
18' x 12'2 approx (5.49m x 3.71m approx)
UPVC double glazed bay window to the front, radiator, TV and telephone points and log burner with a tiled hearth.

Open Plan Dining Kitchen
23'4 x 17'9 approx (7.11m x 5.41m approx)
White high gloss wall, base and drawer units with built-in fridge freezer, built-in eye level double oven, gas hob and extractor hood over, tiled walls and splashbacks, breakfast island with built-in cupboards and drawers, built-in dishwasher, inset sink and drainer with swan neck mixer tap, two radiators, recessed spotlights, UPVC double glazed bi-fold doors onto the rear garden, four Velux windows, laminate floor and door to:

Utility Room
Plumbing for an automatic washing machine, laminate floor, radiator, UVPC double glazed window to the rear, extractor fan, recessed spotlights and door to:

Ground Floor w.c.
Low flush w.c., wash hand basin, radiator, laminate floor, spotlights and UPVC double glazed window to the rear.

First Floor Landing
UPVC double glazed window to the side and doors to:

Bedroom 1
14' x 11' plus wardrobes approx (4.27m x 3.35m plus wardrobes approx)
UPVC double glazed window to the rear, radiator and a range of fitted wardrobes with sliding mirror doors.

Bedroom 2
14' x 11' approx (4.27m x 3.35m approx)
UPVC double glazed bay window to the front and a radiator.

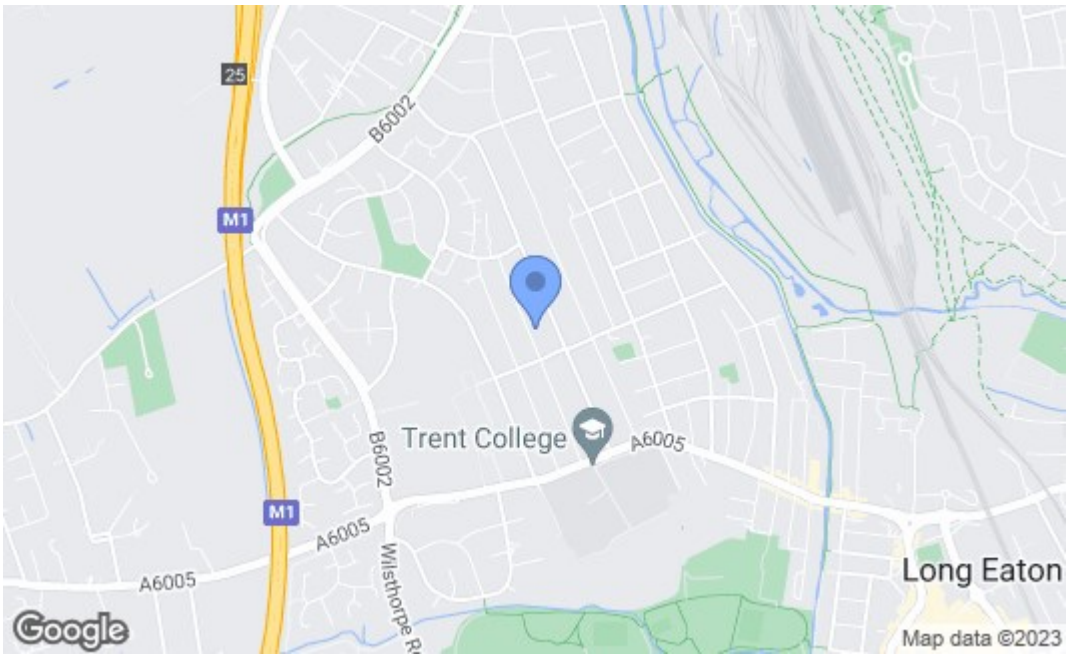
Bedroom 3
8' x 7' approx (2.44m x 2.13m approx)
UPVC double glazed window to the front and a radiator.

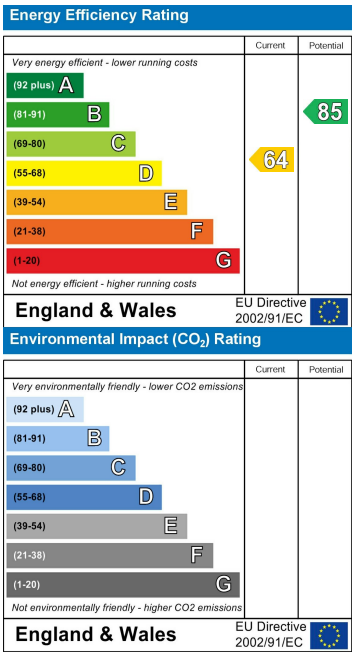
Bathroom
A four piece suite comprising of a walk-in shower cubicle with shower from the mains having a waterfall shower head and a hand held shower with glass screen, panelled bath with mixer tap, low flush w.c., pedestal wash hand basin, tiled walls and splashbacks, tiled floor, UPVC double glazed window to the rear and recessed spotlights.

Outside
To the front of the property there is a block paved driveway offering parking for at least 2 cars, privately enclosed with a walled boundary having gravel borders with mature shrubs. There is access to the side from a gate leading down the side and provides a great storage area which leads down to the rear garden. Immediate to the property there is an Indian sandstone patio area to the lawn with an additional patio area at the bottom of the garden, there are raised sleeper beds with flowers and the garden is privately enclosed with fenced boundaries.

Directions
Proceed out of Long Eaton along Derby Road continuing past the church on the left and Trowell Grove can be found as the third turning on the right and the property identified by our for sale board.
7338AMEC

Council Tax
Erewash Borough Council Band C





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