



Douglas Road,
Long Eaton, Nottingham
NG10 4BD

£345,000 Freehold



THIS IS AN EXTENDED PROPERTY WHICH PROVIDES FLEXIBLE GROUND FLOOR LIVING ACCOMMODATION WHICH SUITS A FAMILY WITH AN ELDERLEY RELATIVE OR COULD BE ALTERED TO HAVE SPACIOUS GROUND FLOOR LIVING SPACE AND FOUR GOOD SIZED BEDROOMS.

Being situated on Douglas Road, this traditional semi detached property has been substantially extended to the side and rear to provide additional ground and first floor accommodation which has a variety of ways it could be used. For the size and layout of the accommodation and the privacy of the rear garden to be appreciated, we recommend that interested parties do undertake a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed with easy access to the excellent local schools which are within walking distance and to the town centre where there are many other facilities and amenities, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits from having gas central heating and double glazing. The front door leads to the reception hall which has a door leading to the through lounge/living dining kitchen which has a log burning stove in the sitting area, an exclusively fitted kitchen which has white gloss handleless units and from the dining area there are double opening French doors leading out to the rear garden. There is then a second sitting room which has an open plan kitchen with French doors leading out to the garden and if preferred by a new owner this living space could easily be combined with the other ground floor accommodation. There is also a most useful separate utility room and a ground floor WC. To the first floor the landing leads to the four bedrooms with one of the bedrooms having an en-suite shower room and the main bathroom which is fully tiled and has a large walk-in shower. Outside, there is off the road parking at the front for two vehicles and at the rear there is a private garden which has been landscaped and designed to keep maintenance to a minimum and has various patio/seating areas, a wooden shed which has power and lighting and the garden is kept private by having fencing to the three boundaries.

The property is within easy travelling distance of Long Eaton town centre where there is Asda, Tesco, Aldi, Lidl, as well as many other retail outlets, there are healthcare and sports facilities which includes the West Park Leisure centre and adjoining playing fields, schools for all ages are within walking distance of the property and the excellent transport links include Junction 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway, the A52 and other roads which provide access to Nottingham, Derby and other east midlands towns and cities.



UPVC front door with inset stained glass leaded panel and opaque glazed panels to either side and above leading to the reception hall.

Reception Hall

Stairs with cupboard and storage space below leading to the first floor, radiator, cloaks hanging area and wood panelled doors leading to the rooms off the hall.

Through Lounge, Kitchen & Dining Area

37' x 11' approx (11.28m x 3.35m reducing to 2.74m approx)

Sitting/Lounge Area

12' plus bay x 11' approx (3.66m plus bay x 3.35m approx)

Double glazed bay window with fitted shutters to the front, radiator, log burning stone set in the chimney breast with a wooden mantel and slate hearth and there is an opening from the lounge to the kitchen area.

Kitchen Area

13' x 10' approx (3.96m x 3.05m approx)

The kitchen is fitted with white gloss handleless units including a one and a half bowl sink with mixer tap, four ring gas hob set in a work surface with space for an automatic washing machine, cupboards and drawers below, double oven with cupboards above and below, upright shelf pantry cupboard, matching eye level wall cupboards with lighting under, central island with integrated fridge, cupboards and drawers below with eating area one end of this work surface area, tiling to the walls by the worksurface areas, a hood over the cooking area and a radiator.

Dining Area

9' x 8' approx (2.74m x 2.44m approx)

Double glazed French doors leading out to the private rear garden and Velux window in the sloping ceiling, space for an American style fridge/freezer, four wall lights and a radiator.

Self Contained Annex Living Room

19' x 14' approx (5.79m x 4.27m approx)

This separate living area includes a kitchen but this room could easily be combined with the rest of the ground floor by removing one internal wall. This open plan living space was originally designed for an elderly relative but could be kept as it is or altered to suit the requirements of a new owner. The kitchen area is fitted with handleless cream coloured units and woodgrain work surfaces and includes a stainless steel sink with a mixer tap and a four ring AEG hob set in a work surface which extends to three sides and has an eating area one end with drawers, cupboards, integrated dishwasher and fridge below, oven with cupboard under and shelf above, from the sitting area there are double opening French doors leading out to the private garden to the rear, radiator, double glazed window to the side and four wall lights.

First Floor Landing

The landing has a hatch with ladder to the loft and wood panelled doors leading to all the bedrooms and bathroom off the landing area.

Bedroom One

12' plus bay x 9' plus wardrobes approx (3.66m plus bay x 2.74m plus wardrobes approx)

The main bedroom has a double glazed bay window with fitted blinds to the front, a range of built-in wardrobes extending along one wall

providing hanging space and shelving and there is an option to incorporate a TV within the wardrobes, to either side of the bed position there are fitted drawers units and shelving with cupboard over and a radiator.

Bedroom Two

13' x 10' approx (3.96m x 3.05m approx)

Double glazed window to the rear, radiator and fitted shelving to one side of the chimney breast.

Bedroom Three

18' reducing to 8' x 10' 11 plus walk-in wardr (5.49m reducing to 2.44m x 3.33m plus walk-in wardr)

Double glazed window to the rear, radiator, two recessed lights to the ceiling in the passageway leading into the room, opaque double glazed window to the side, walk-in wardrobe/dressing area which has hanging space and shelving and from the bedroom there is an oak panel door leading to the en-suite shower room.

En-Suite Shower Room

The en-suite to this bedroom has a walk-in shower with a mains flow shower system including a rainwater shower head and handheld shower, boarding to three walls and a pivot glazed door, hand basin with mixer tap and cupboard under, low flush WC, recessed lighting and an extractor fan to the ceiling and radiator with a towel rail over.

Bedroom Four

13' reducing to 6' x 10' reducing to 8' (3.96m reducing to 1.83m x 3.05m reducing to 2.44m)

This enlarged bedroom has two double glazed windows to the front, a Velux window to the ceiling and two radiators.

Bathroom

The main bathroom is fully tiled and has a large walk-in shower with an electric shower, tiling to three walls and a glazed protective screen, low flush WC and a wide sink with a mixer tap and double cupboard under and a mirror to the wall above, 'Worcester Bosch' boiler housed in a double fitted airing/storage cupboard, radiator, recessed lighting to the ceiling and an extractor fan.

Outside

At the front of the property there is a block edge tarmac parking area which provides off the road parking for two vehicles, there is an established border to the right hand side, a wall to the front boundary and hedging to both the side boundaries and there is an outside light and external water supply provided at the front of the house.

At the rear of the property there is a slab patio area which has a gate and fencing leading to the second slab patio where there is a shed positioned which has power and lighting provided and the garden is kept private by having fencing to the three boundaries. There is an outside light and external power points provided at the rear of the house.

Directions

Proceed out of Long Eaton along Derby Road and Douglas Road can be found as a turning on the right hand side after the bend.

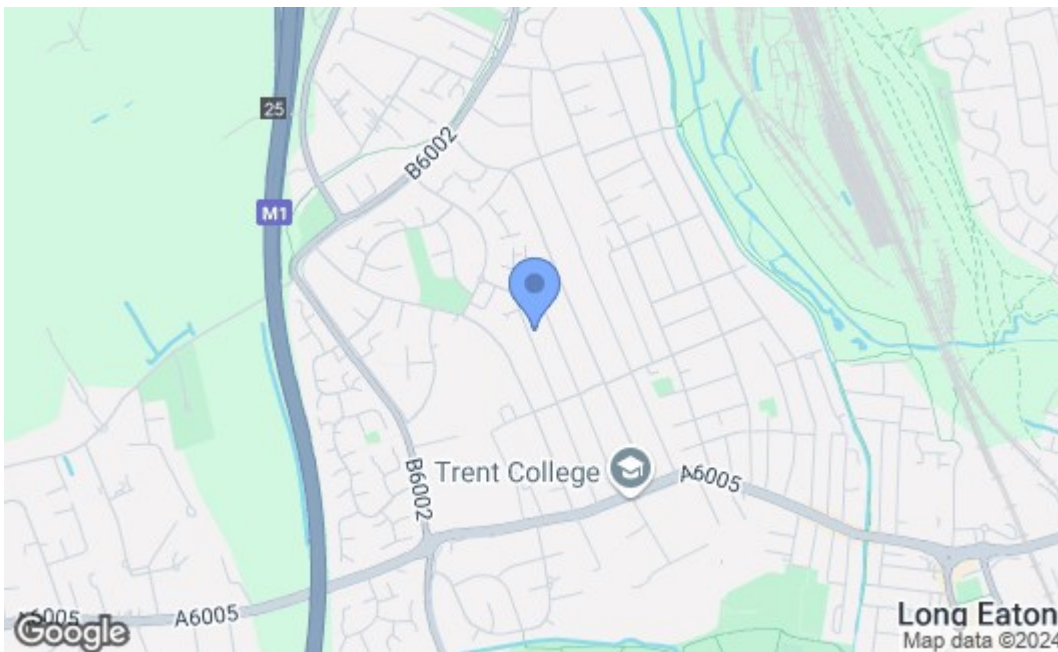
7877MP

Council Tax

Erewash Borough Council Band B



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.