Robert Ellis

look no further...

Wellington Street,
Long Eaton, Nottingham
NG10 4JH

£525,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

THIS IS AN INDIVIDUAL DETACHED HOME PROVIDING FOUR DOUBLE BEDROOM ACCOMMODATION AND HAS AN ADJOINING SEPARATE ONE DOUBLE BEDROOM ANNEX.

Situated on Wellington Street, this substantial detached property provides a lovely family home which now benefits from having an adjoining separate annex which provides independent living for an older relative or older child who might be living at home. The property is positioned at the head of a block paved driveway which provides off the road parking for several vehicles and the property also benefits from having two large outbuildings which provide ideal storage or garaging. For the full extent of the accommodation in the main property and annex to be appreciated, we strongly recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area and to the excellent transport links with J25 of the M1 a few minutes drive away.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of gas central heating and double glazing. Being entered through a stylish front door, the accommodation includes a spacious hallway which has tiled flooring that extends through into the living/dining kitchen which is extremely well fitted with extensive ranges of wall and base units and has a utility room off. There is a ground floor w.c. off the hall and doors lead to the large lounge which has double opening double glazed French doors leading out to the front and a separate study which is positioned at the rear of the property. To the first floor the landing leads to the four double bedrooms, the main bedroom having a range of fitted wardrobes and a shower room en-suite, with the second bedroom also having a shower room en-suite and there is then the main family bathroom which includes a separate large walk-in shower as well as a bath. The annex is positioned to the right of the main property and this has been built over recent years and includes an open plan living area which incorporates a kitchen and from the living area there are French doors leading out to the front, the double bedroom is positioned to the rear and this has a walk-in wardrobe off and an en-suite shower room. Outside there is a block paved driveway and car standing at the front and the block paving extends to the sides and rear of the property, there is an astroturf lawned area with planted beds to the sides and the garden is kept private by having fencing to the boundaries.

The property is within a few minutes drive of Long Eaton town centre where there are Asda and Tesco superstores and many other retail outlets, schools for all ages with an infant and primary school being positioned at the end of the road, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, walks in nearby open countryside and as well as J25 of the M1, the transport links include stations at Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Open porch which extends across the front of the property and provides a covered walk way to the adjacent annex. There is a wood grain effect UPVC front door with an inset opaque double glazed ornate panel and matching ornate double glazed side panels leading to:

Entrance Hall
Stairs with wooden balustrade leading to the first floor, tiled flooring which extends through into the kitchen, two radiators, cornice to the wall and ceiling and built-in storage cupboard beneath the stairs.

Ground Floor w.c.
The ground floor w.c. has a low flush w.c. and a wall mounted hand basin, radiator, tiled floor and a double glazed window to the rear.

Lounge/Sitting Room
16'9 x 16'4 approx (5.11m x 4.98m approx)
This large main reception room has double glazed French doors with ornate inset double glazed panels and matching side panels leading out to the front of the property with a further double glazed window to the rear, feature cast iron fire surround with a marble inset and hearth and a grate, two radiators and cornice to the wall and ceiling.

Study
11'4 x 6'8 approx (3.45m x 2.03m approx)
Double glazed window to the rear, fitted shelving and a radiator.

Living/Dining Kitchen
22'8 x 16'4 approx (6.91m x 4.98m approx)
The kitchen is fitted with cream units with brushed stainless steel fittings and includes a 1½ bowl sink set in an L shaped work surface with cupboards, drawers and an integrated dishwasher below, cooking Range set in a tiled inset with a hood over, further L shaped work surface with cupboards and drawers below, space for a large American style fridge freezer, matching eye level wall cupboards, display cabinets and shelving, tiling to the walls by the work surface areas, tiling to the floor that extends through into the utility room, double glazed window to the side and two double glazed windows to the front.

Utility Room
8' x 5'4 approx (2.44m x 1.63m approx)
The utility room is fitted with wood fronted units and includes a 1½ bowl sink with a mixer tap set in an L shaped work surface with space and plumbing for an automatic washing machine and cupboards beneath, matching eye level wall cupboards to two walls, tiling to the walls by the work surface areas, Baxi wall mounted boiler, tiled flooring, half opaque double glazed door leading out to the side of the property and cornice to the wall and ceiling.

First Floor Landing
Feature double ornate glazed window on the half landing, the balustrade is continued from the stairs onto the landing, double glazed window to the front, radiator, cornice to the wall and ceiling and hatch to the loft.

Bedroom 1
16'4 x 11'8 approx (4.98m x 3.56m approx)
Double glazed windows to the front and side, radiator, range of built-in wardrobes extending along one wall, cornice to the wall and ceiling and TV point.

En-Suite Shower Room
The en-suite to the main bedroom is fully tiled and has a large walk-in shower with a mains flow shower system, tiling to three walls and a sliding glazed door and protective screen, pedestal wash hand basin with mixer tap, bidet and low flush w.c., towel ladder radiator, opaque double glazed window, electric shaver point, wall mounted mirror fronted cabinet and cornice to the wall and ceiling.

Bedroom 2
17' x 12'2 approx (5.18m x 3.71m approx)
Double glazed window to the side, two radiators, cornice to the wall and ceiling and TV point.

En-Suite
The en-suite to the second bedroom is fully tiled and has a walk-in shower with tiling to three sides and a glazed pivot door, pedestal wash hand basin with mixer tap and low flush w.c., opaque double glazed window, electric shaver point, cornice to the wall and ceiling and chrome ladder towel radiator.

Bedroom 3
12'6 x 8'3 approx (3.81m x 2.51m approx)
Double glazed window to the rear, radiator and cornice to the wall and ceiling.

Bedroom 4
12'6 x 7'8 approx (3.81m x 2.34m approx)
Double glazed window to the rear, radiator and cornice to the wall and ceiling.

Bathroom
The main bathroom is fully tiled and has a white suite including a tiled panelled bath with mixer tap, a large walk-in shower with a mains flow shower system, tiling to the walls, a tiled seat and a pivot door, hand basin set in a marble surface with mixer taps and curved cupboards beneath, low flush w.c., cornice to the wall and ceiling, opaque glazed window to the side, chrome heated ladder towel radiator, mirror with lighting to the wall by the sink position, recessed lighting to the ceiling in the bathroom and shower area and an electric shaver point.

Annex
The annex is a relatively new addition to the property and this includes a living/kitchen area, a double bedroom with a walk-in wardrobe and en-suite shower room.

Annex Living/Kitchen Area
22'3 x `16'3 approx (6.78m x `4.95m approx)
Double glazed double opening French doors with matching side panels leading out to the front of the property, radiator and cornice to the wall and ceiling.

Annex Kitchen
The kitchen is positioned within the open plan living space and includes a 1½ bowl stainless steel sink with a mixer tap and a four ring hob set in a work surface which extends to three sides and has cupboards, drawers and space for an automatic washing machine below, matching eye level wall cupboards, hood to the cooking area and tiling to the walls by the work surface areas, oven and microwave oven with cupboards above and below, pull out racked storage cupboard, space for an upright fridge/freezer, radiator, tiled flooring which extends to where you enter the annex and there is recently laid carpet in the living area and to the hall which takes you to the bedroom, there is cornice to the wall and ceiling and recessed lighting to the ceiling.

Annex Bedroom
16'3 x 9'6 approx (4.95m x 2.90m approx)
Double glazed French doors leading out to the block paved area at the rear of the main property, window to the side, radiator and cornice to the wall and ceiling.

Annex Walk-in Wardrobe
6'3 x 5'5 approx (1.91m x 1.65m approx)
The walk-in wardrobe has hanging space, shelving and the boiler is housed within this room.

Annex En-Suite
The en-suite has a walk-in shower with a mains flow shower and tiling to two walls and a protective screen, low flush w.c. and hand basin with mixer tap and cupboard under, tiling to the floor, ladder heated towel radiator, opaque double glazed window, X-pelair fan and cornice to the wall and ceiling.

Outside
At the front there is a block paved driveway and car standing area for several vehicles at the front of the property and a raised bed to the left. There is a recently laid astroturf lawn which has block paving to the sides, planted bed and a raised bed and a pebbled area which runs down the right hand side of the annex with there being fencing to both side boundaries. There is an outside water supply, lighting and power point provided and the block paved path runs down the left hand side of the house to the door that provides access to the utility room and along the rear of the property with there being fencing to the rear boundary. There is an outside water supply and lighting provided at the rear of the house.

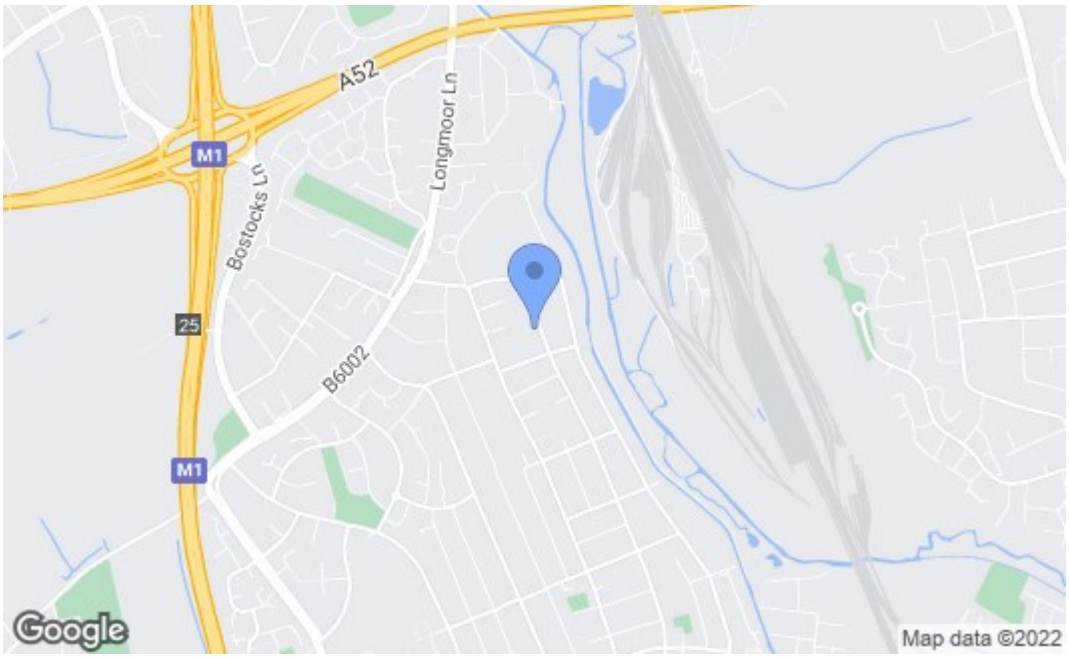
Garage/Store Room
This large external storage facility has stairs leading to a first floor area within the building, double main entrance doors and power and lighting are provided.

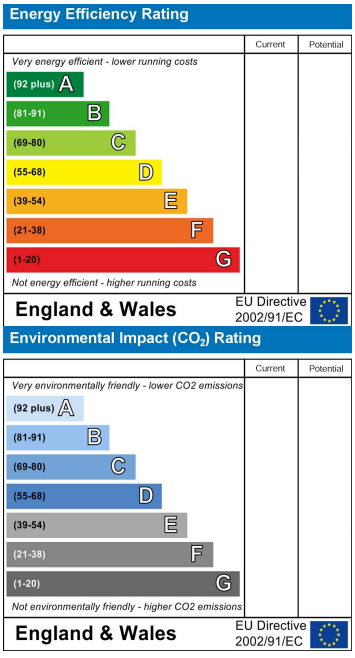
Second External Store Room

Directions
Proceed out of Long Eaton along Derby Road and take the right hand turning on to Wellington Street. The property is situated some distance along on the left hand side as identified by our for sale board.
6779AMMP

Agents Notes
The block paved driveway which runs by the property at the front of 233 Wellington Street is owned by the property we are selling and the property at the front has a right of way over the first part of this deriveway to the garage which is positioned at the rear of the property. The block paved driveway and parking area is owned by 233 Wellington Street.

To the right of the property there is a garden which belongs to a neighbouring property and the owner of this property are prepared to enter into a discussion to sell the top part of their garden to a new owner of 233 Wellington Street. This section of land is approximately 87' long and 28½ wide which extends to 45' at the bottom. For more information relating to this, please speak to Mark Philpott at the Long Eaton office.





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