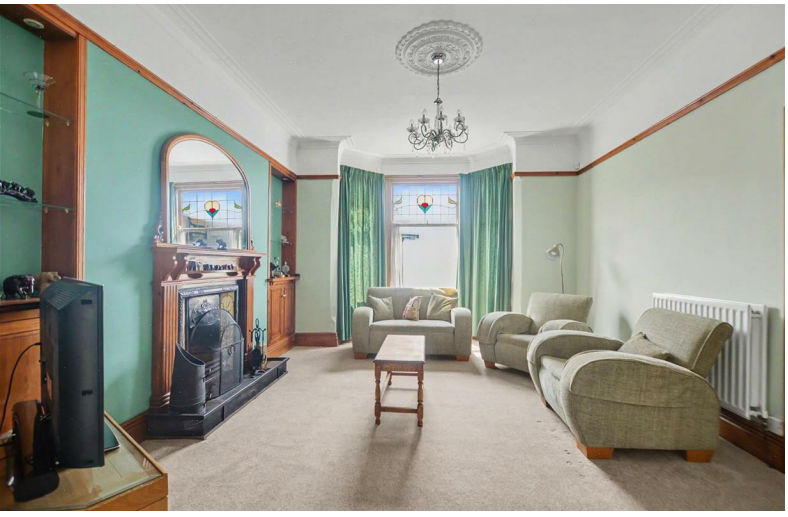
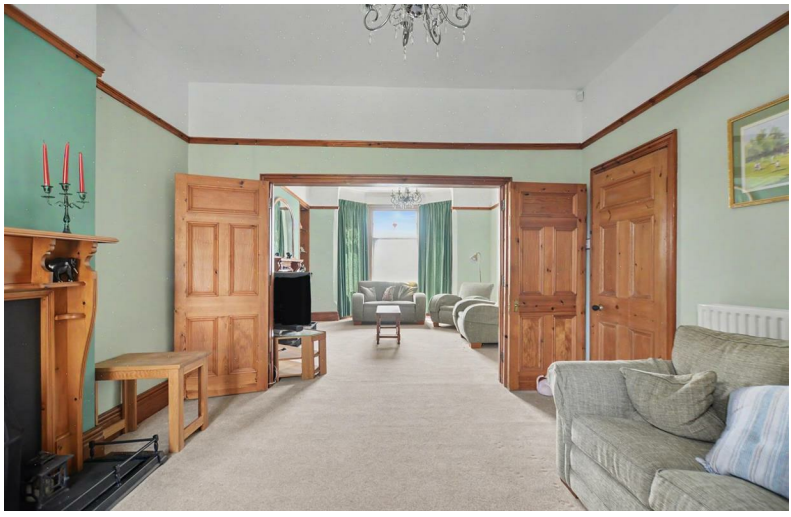
Robert Ellis

look no further...





Nottingham Road,
Long Eaton, Nottingham
NG10 2BN

£450,000 Freehold

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A SUBSTANTIAL FIVE BEDROOM VICTORIAN SEMI DETACHED HOME OFFERING AN ABUNDANCE OF CHARACTER, PERIOD FEATURES AND GENEROUS FAMILY ACCOMMODATION ACROSS THREE FLOORS.

Robert Ellis are delighted to bring to the market this impressive Victorian semi detached residence which stands proudly from the road, showcasing an attractive period façade and retaining a wealth of original features throughout. Offering spacious and versatile accommodation, this exceptional home is perfectly suited to a growing family. The accommodation is entered via a welcoming hallway with original Minton tiled flooring, setting the tone for the character found throughout the property. There are two generous reception rooms, which can be opened into one via connecting doors, creating a superb space for both everyday family life and entertaining. To the rear is a large kitchen diner, providing ample space for cooking, dining and socialising whilst overlooking the rear garden.

To the first floor are three well proportioned bedrooms, with the principal bedroom benefitting from an en suite shower room, together with a family bathroom. The second floor offers a further two double bedrooms, making the property ideal for larger families or those requiring home office space. A particular feature of the home is the majority of the windows retaining their original sash design, enhancing the property's charm and character.

Externally, the property benefits from secure electric gated access to the rear, leading to ample off road parking and a double garage with an electric roller shutter door, providing excellent parking and storage.

Ideally located for local shops, amenities, schools and transport links, this wonderful period home offers a rare opportunity to purchase a substantial family residence combining character, space and practicality.

An internal viewing is highly recommended to fully appreciate the size, original features and quality of accommodation on offer.

Entrance Hall
Original door with stained glass window to the front, Minton tiled flooring, radiator, stairs to the first floor, understairs storage cupboard with original wood panelling and door to the living room, dining room and kitchen.

Living Room
13'7 x 15'2 approx (4.14m x 4.62m approx)
Single glazed wooden frame sash bay window to the front with stained glass top panels, radiator, open fire, alcoves with shelving and downlights, coving, folding doors to:

Dining Room
12'8 x 13'5 approx (3.86m x 4.09m approx)
Double glazed timber framed double doors to the rear garden, radiator, coal effect gas fire with timber mantle.

Kitchen
11'3 x 20'7 approx (3.43m x 6.27m approx)
Two single glazed sash windows to the side, timer framed double glazed double doors to the rear, matching farmhouse style wall and base units with work surfaces over, Belfast sink, part tiled walls, space for a fridge freezer, extractor fan, space for a Range cooker, ceiling spotlights, integrated dishwasher, radiator and tiled floor.

First Floor Landing
Stairs to the second floor and doors to:

Bedroom 1
13'4 x 9'2 approx (4.06m x 2.79m approx)
Single glazed sash window to the front with stained glass top panels, radiator, built-in wardrobes and original door to:

En-Suite
Double shower cubicle with rainwater shower head and hand held shower, single glazed sash window to the front, vanity unit housing the wash hand basin and low flush w.c., chrome heated towel rail, part tiled walls.

Bedroom 2
12'8 x 13'5 approx (3.86m x 4.09m approx)
Single glazed sash window to the rear, radiator.

Bedroom 3
12'6 x 12'6 approx (3.81m x 3.81m approx)
Single glazed sash window to the rear, radiator and storage cupboard housing the hot water tank.

Bathroom
Single glazed sash window to the side, single shower cubicle with wall mounted electric shower, panelled bath, pedestal wash hand basin, low flush w.c., panelled walls, radiator.

Second Floor

Bedroom 4
18'1 x 16'7 approx (5.51m x 5.05m approx)
Single glazed window to the front, radiator and an area for an office space.

Bedroom 5
12' x 11'3 approx (3.66m x 3.43m approx)
Double glazed window to the side, radiator.

Outside
There is a large patio area with brick wall to the side, side entrance gate leading to the rear.

The rear garden is enclosed with fencing and brick wall, there is an external Belfast sink with tap, garden laid to lawn with shrubs to the borders, pebbled area, water feature, trellis with mature trees around, patio area which is ideal for seating.

The second part of the garden has mature shrubs and enclosed with panelled fencing. There is a rear access to the garage and shared access from George Street onto the off road parking through an electric gate.

Outside w.c.
Having a low flush w.c.

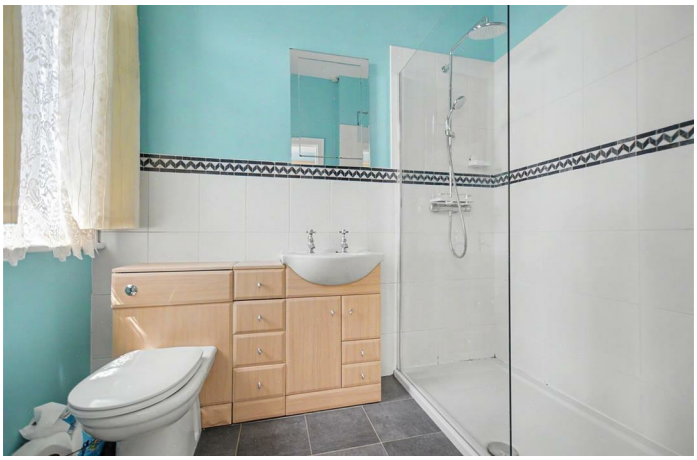
Utility Area
Plumbing and spaces for a washing machine and tumble dryer.

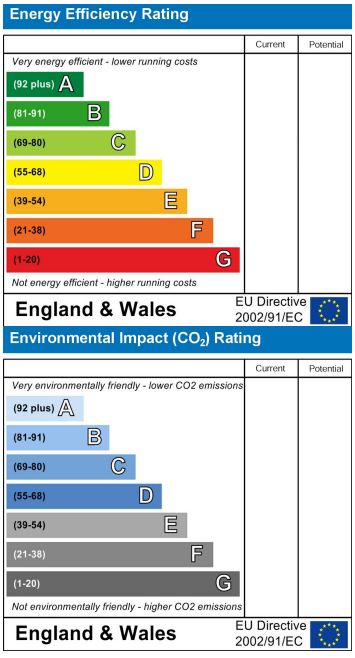
Double Garage
20'4 x 18'11 approx (6.20m x 5.77m approx)
With a roller shutter electric door.

Directions
Proceed out of Long Eaton along Nottingham Road and the property can be found on the left hand side as identified by our for sale board.
9403CO

Council Tax
Erewash Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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.

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