



Thoresby Road,  
Long Eaton, Nottingham  
NG10 3NP

**O/O £280,000 Freehold**



A FOUR BEDROOM SEMI DETACHED HOUSE OFFERING SPACIOUS ACCOMMODATION AND FOUND CLOSE TO LOCAL TRANSPORT LINKS.

Robert Ellis are delighted to offer for sale this four bedroom semi-detached house located in a sought after area. The property is ideally located for access to the Train Station, road links including the M1 and A52 in addition to local shops, amenities and schools. The property itself offers something different to what is currently available, with a great sized plot, lots of parking to the front aspect in addition to a single garage and potential to extend, subject to the necessary permissions. The rear garden is fantastic with a large lawned area for children to play and a great size patio, ideal for enjoying a summer BBQ.

The property is double glazed throughout and with the loft conversion, its accommodation is set over three levels, optimising space. The internal accommodation comprises of an entrance hall, spacious lounge/diner and kitchen overlooking the rear garden. To the first floor, there are three bedrooms and a modern bathroom. To the second floor the master bedroom is a fantastic size and offers a superb view of the rear garden.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda and Tesco stores and many other retail outlets with there also being a Sainsbury's convenient store on Tamworth Road and a Tesco Express just off Cranfleet Way, there are excellent schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields which are literally just the other side of Thoresby Road and the excellent transport links include J25 of the M1, East Midlands Airport, the Long Eaton station is a few minutes walk away and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Double glazed door to the front, laminate flooring, radiator, stairs to the first floor, two cupboards and doors to:

### Lounge/Diner

11'11" max x 17'1" approx (3.63m max x 5.21m approx)  
Double glazed French doors to the rear, double glazed window to the front, radiator and laminate flooring.

### Kitchen

11'8" x 10'3" approx (3.56m x 3.12m approx)  
Double glazed window to the rear, double glazed door to the side, laminate flooring, wall and base units with work surfaces over, stainless steel sink and drainer, part tiled walls, space for a cooker, space for a fridge freezer and plumbing for a washing machine.

### First Floor Landing

Double glazed window to the front, door to the attic conversion and doors to:

### Bedroom 2

10'7" x 12'3" approx (3.23m x 3.73m approx)  
Double glazed window to the rear, wooden flooring and radiator.

### Bedroom 3

8'7" x 10'2" approx (2.62m x 3.10m approx)  
Double glazed window to the front, wooden flooring and radiator.

### Bedroom 4

8'11" x 9'7" approx (2.72m x 2.92m approx)  
Double glazed window to the rear, wooden flooring and a radiator.

### Bathroom

Double glazed window to the side, fully tiled walls, chrome heated towel rail, panelled bath with shower over, tiled flooring and extractor fan.

### Second Floor

Accessed from stairs leading to the attic.

### Bedroom 1

15'6" max x 15'1" max (4.72m max x 4.60m max )  
Double glazed window to the rear, radiator and storage within the eaves.

### Outside

To the front of the property there is ample off road parking and a gate leading to the rear garden.

The rear garden has a patio which a ramp that leads down to the lawn, enclosed with panelled fencing. Side gate leading to the front.

### Garage

Single garage with up and over door.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. Continue over the mini island and turn right into Thoresby Road where the property can be found on the right hand side.  
8178AMCO

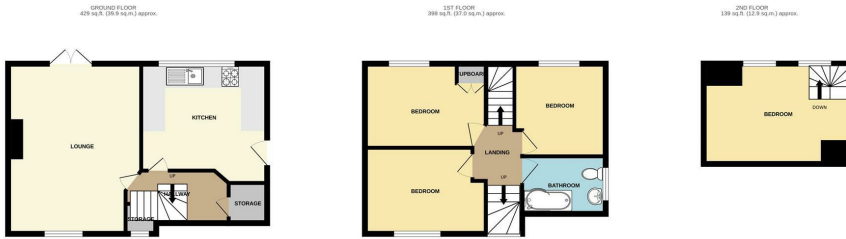
### Council Tax

Erewash Borough Council Band B

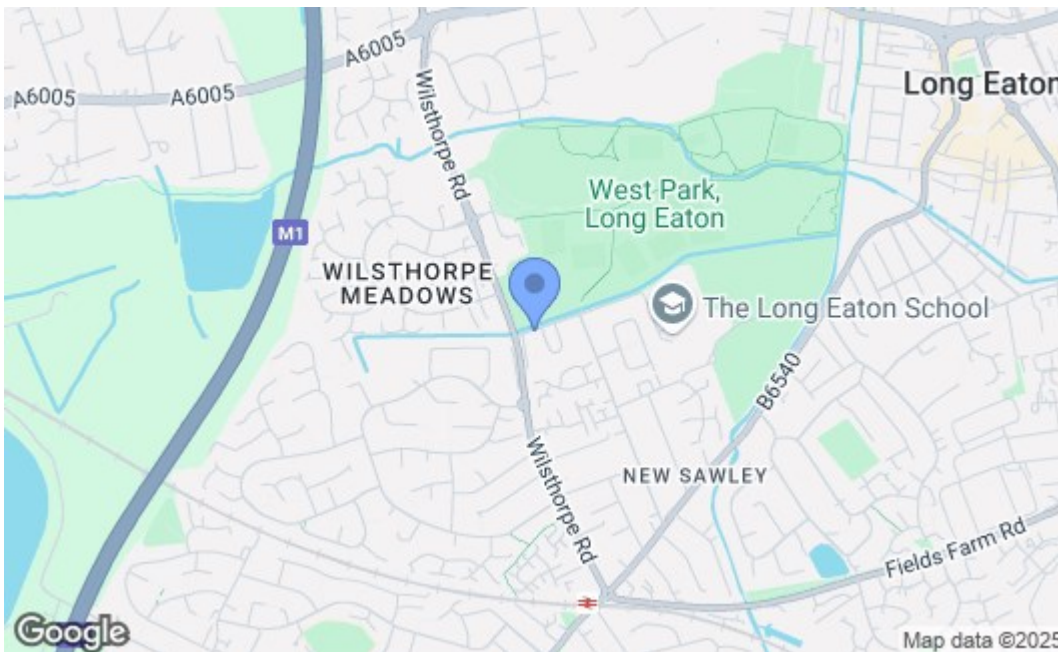
### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 21mbps Ultrafast 1000mbps  
Phone Signal – EE, 02, Three, Vodafone  
Sewage – Mains supply  
Flood Risk – No, surface water medium  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No





TOTAL FLOOR AREA: 966 sq.ft. (89.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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