



Thoresby Road,
Long Eaton, Nottingham
NG10 3NP

£295,000 Freehold



THIS IS A SUPERB PROPERTY PROVIDING FOUR BEDROOM ACCOMMODATION WHICH IS POSITIONED ON A CRESCENT OVERLOOKING OPEN SPACE AT THE FRONT.

Over the past few years this traditional semi detached property has been transformed by the current owner, with the house having been fully upgraded throughout and extended into the roof space to create a large double bedroom which is now the main bedroom for this lovely home. The property is situated on a large plot with private gardens to the rear and for the size of the accommodation and the gardens to be fully appreciated, it is strongly recommended that all interested parties do take a full inspection so they are able to see the full extent of the property for themselves. The owners have also had plans produced that show the property can be extended to the rear to enlarge the current ground floor living space which is something we can share with interested parties when they view the property. This lovely home is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place for people to live.

Standing back from the crescent with parking at the front, the house does have a wide gated drive to the left which can provide further off the road parking if this was required, or provide access to what was originally the garage space at the rear. The house is constructed of brick with there being part render to the external elevations under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits of gas central heating and double glazing. The property also benefits from being re-wired, having a new heating system installed, new windows, new internal doors and joinery work and both the kitchen have been re-fitted. In brief the accommodation is entered through a stylish composite front door which leads into a reception hall, off which there is a most useful ground floor w.c. and a door leading to the lounge/dining room from which there are patio doors leading to a covered area at the rear of the house. The ground floor living space has something of an open plan feel with the dining area opening into the kitchen which is well fitted and includes integrated cooking appliances and off the kitchen there is a walk-in utility/pantry area. To the first floor the landing leads to three good size bedrooms and the shower room which could easily have a bath re-fitted with a shower over if this was something a new owner would prefer. From the first floor landing the stairs lead to the new main bedroom to the second floor. Outside there is the car standing and garden area to the front with double gates leading to the drive at the side and at the rear there is a private and established garden which includes the covered outdoor area to the immediate rear of the house which connects to other seating areas and then there are steps leading down to the main lawned garden which has a path leading to a most useful outbuilding/workshop positioned at the rear of the garden. The sunny rear garden provides several places to sit and enjoy outdoor living and provides a safe and secure area for young children to play and is all kept private by having fencing and screening to the boundaries.

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.



Stylish composite front door with two inset opaque glazed leaded panels leading to:

Reception Hall

From the hall there are stairs leading to the first floor, double glazed window to the front, tiled flooring and a glazed panel door to the lounge.

Ground Floor w.c.

Having a white low flush w.c. and storage space beneath the stairs where the electric consumer unit and meter are housed.

Lounge/Dining Room

22'3 x 10'10 approx (6.78m x 3.30m approx)

Double glazed window to the front and double glazed patio doors leading out to the covered area at the rear, laminate flooring, radiator and recessed lights to the ceiling.

Kitchen

10'7 x 10'2 approx (3.23m x 3.10m approx)

The kitchen is fitted with grey handle less units and includes a 1½ bowl sink and a four ring hob set in a work surface which extends to two walls and has cupboards and drawers below, oven with cupboards above and below, space for an upright fridge/freezer, double glazed windows to the rear and side, radiator, boiler housed in a fitted wall cupboard, tiling to the walls by the work surface areas, radiator and walk-in utility area which has housing and plumbing for both an automatic washing machine and tumble dryer, space for shelving. There is laminate flooring which extends from the living area into the kitchen and the utility space.

First Floor Landing

The stairs lead from the ground floor to the landing and there is a double glazed window to the side, recessed lights to the ceiling, recently fitted wood veneered doors to the bedrooms and bathroom with a second flight of stairs leading to the main bedroom on the second floor.

Bedroom 2

12'4 x 11'9 approx (3.76m x 3.58m approx)

Double glazed window to the front overlooking the open space to the front of the house, double wardrobe with hanging space, shelving and sliding doors, laminate flooring, radiator and recessed light to the ceiling.

Bedroom 3

11'5 x 6'9 approx (3.48m x 2.06m approx)

Double glazed window to the rear, laminate flooring, storage recess below the stairs and radiator.

Bedroom 4

9'10 x 6'9 approx (3.00m x 2.06m approx)

Double glazed window to the rear and radiator.

Shower Room

The bathroom has been changed into a shower room and is fully tiled having a large walk-in shower with a mains flow shower system and a sliding door and protective screens, bidet, low flush w.c. and sink with a mixer tap set on a surface with storage cupboard below, recessed light to the ceiling, radiator and opaque double glazed window.

Second Floor

Feature glazed balustrade leading from the stairs into:

Bedroom 1

18'5 reducing to 13'3 x 17'6 approx (5.61m reducing to 4.04m x 5.33m approx)

Sloping ceiling with three Velux windows and exposed purlins, recessed lights to the ceiling, feature radiator and TV aerial and power points for a wall mounted TV.

Outside

At the front of the property there is a Presscrete style drive which provides off the road parking for at least two vehicles and there is a lawn with plantings to the sides. To the left of the house there are double gates leading to a driveway which runs along the side of the property and is currently used as a most useful storage area but could provide access to what could be garage space to the rear. There is a covered patio area to the immediate rear of the house which provides a lovely spot to sit outside and this runs across the rear of the property with steps leading to a second patio and to the lawn where there is a path taking you to the bottom of the garage where there is a workshop/storage shed. The gardens are mainly lawned with established planting and has fencing and natural screening to the boundaries.

Shed/Workshop

10'2 x 9'3 approx (3.10m x 2.82m approx)

This most useful shed/workshop has a double glazed window to the front and a half opaque double glazed door leading out to the side, polycarbonate roof providing additional light, power and lighting.

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.

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Whilst 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			
		70	85
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	

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