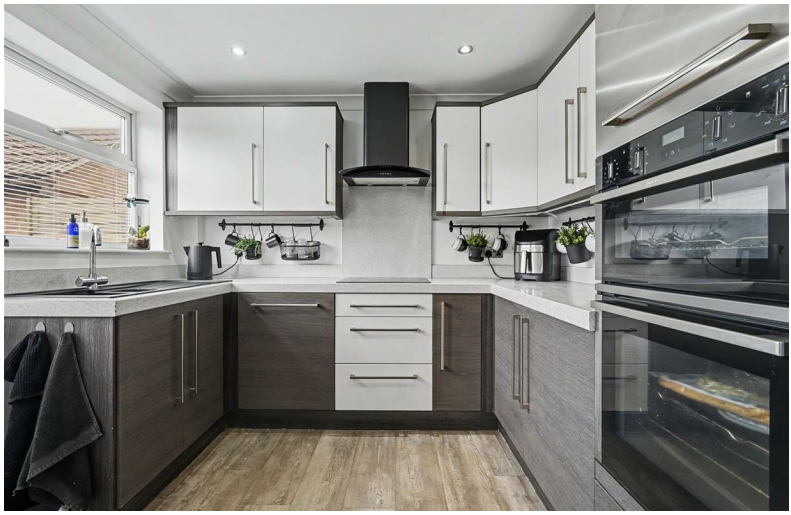
Robert Ellis

*look no further...*



Bakewell Road,
Long Eaton, Nottingham
NG10 1NX

**£375,000 Freehold**

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THIS IS AN EXTENDED FOUR BEDROOM DETACHED FAMILY HOME PROVIDING SPACIOUS GROUND FLOOR LIVING ACCOMMODATION AND THERE IS A LANDSCAPED REAR GARDEN HAVING A LARGE OPEN GARDEN ROOM PROVIDING A STUNNING OUTDOOR LIVING AREA.

Being situated on this quiet cul-de-sac on the outskirts of Long Eaton, this extended four bedroom detached property provides a lovely family home which has tastefully finished accommodation arranged on two floors. For the size and layout of the accommodation and privacy of the landscaped garden at the rear to be appreciated, we recommend that interested parties take a full inspection so they are able to 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 excellent transport links, all of which have helped to make this a very popular and convenient place to live.

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 having gas central heating and double glazing. Being entered through a stylish composite front door, the accommodation includes a reception hall which leads into a siting room area, from which there is an inner hall providing access to a ground floor w.c. and to the open plan living/dining kitchen which has an exclusively fitted and equipped kitchen area with there being a dining area and sitting area which has French doors leading out to the garden. There is a further hallway from which stairs lead to the first floor and there is a door taking you into the main lounge which has a feature coal effect gas fire set in a Minton style surround. To the first floor the landing leads to the four bedrooms, with one of the bedrooms currently being used as a dressing room and to the bathroom which has a bath and separate shower. Outside there is a Presscrete drive and parking area at the front which provides off the road parking for three vehicles, a path runs down the right hand side of the property to the rear garden which has porcelain tiled patio areas and a large open garden room with a bar, covered seating area and adjoining shed, and the garden is kept private by having fencing and brickwork to the boundaries.

The property is only a short drive away from the centre of Long Eaton where there is an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities include the West Park Leisure Centre and adjoining playing fields and the Trent Lock Golf Club, there are walks in the nearby open picturesque countryside and along the banks of the River Trent and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

## Front Door
A stylish composite panelled front door with an outside light leading into:

## Reception Hall
Having Karndean style flooring extending into the living accommodation, cloaks hanging area, recessed light to the ceiling and cornice to the wall and ceiling.

## Sitting Room
15'6 x 7'7 approx (4.72m x 2.31m approx)
Double glazed window with a fitted blind to the front, radiator, recessed lighting to the ceiling and Karndean style flooring.

## Inner Hall
Fitted shelving with a double cupboard below to one wall, doors to an under-stairs shelved storage cupboard, dining/living kitchen and cloaks/w.c.

## Cloaks/w.c.
Being half tiled with a white low flush w.c. having a concealed cistern and cupboards and shelving above, fitted matching shelved cupboard to a second wall, hand basin with a mixer tap and a cupboard beneath, tiled flooring, extractor fan, recessed light to the ceiling and cornice to the wall and ceiling.

## Lounge
14'10 x 11'9 approx (4.52m x 3.58m approx)
Double glazed bay window with fitted blinds to the front, feature coal effect gas fire set in a Minton style surround with a matching hearth, cornice to the wall and ceiling, radiator with a shelf over, Karndean style flooring, power points with USB sockets and a glazed leaded door leading into:

## Hall
Stairs with wooden hand rail leading to the first floor and a glazed leaded door leading into:

## Dining/Living Kitchen
23'8 x 10'1 to 8'8 approx (7.21m x 3.07m to 2.64m approx)
The kitchen was fitted approx. three years ago and has wood grain effect and contrasting white units with brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap and a four ring induction hob set in a work surface which extends to three sides with cupboards, a Neff integrated dishwasher, drawers with the corner cupboard having fitted carousels below, double oven and a microwave oven with a pull up stainless steel door having a drawer below and cupboard above, white contrasting wall units with lighting under and a hood and back plate to the cooking area, double glazed window with a fitted blind to the rear and a half double glazed door with a fitted blind leading out to the rear garden, Karndean style flooring which extends across the whole of this living area, cornice to the wall and ceiling and recessed lighting to the ceiling.

The living area has a double glazed window with fitted blind to the rear, a fitted unit with cupboards and shelving extending along one wall, radiator in a decorative housing, cornice to the wall and ceiling, recessed lighting to the ceiling, space for an American style fridge/freezer and a surface with a double cupboard beneath which provides a housing for an automatic washing machine.

## Sitting Area
7'5 x 7'2 approx (2.26m x 2.18m approx)
Double glazed windows with fitted blinds to the rear and side, double opening, double glazed French doors with fitted blinds leading out to the rear garden, a solid vaulted ceiling with panelling and Karndean style flooring.

## First Floor Landing
There are balustrades either side of the stairs leading onto the landing, cornice to the wall and ceiling, dado rail to the walls and panelled doors leading to:

## Bedroom 1
13'2 to 11'6 x 9'11 approx (4.01m to 3.51m x 3.02m approx)
Double glazed window with fitted blind to the front, radiator fitted in a decorative housing, hatch to the loft, vinyl flooring and power points for a wall mounted TV.

## Bedroom 2
11'9 to 10'1 x 9'1 approx (3.58m to 3.07m x 2.77m approx)
Double glazed window with fitted roller blind to the rear, radiator in a decorative housing, fitted shelving to a recess, cornice to the wall and ceiling, vinyl flooring and a built-in shelved storage cupboard.

## Bedroom 3
13'2 x 7'5 approx (4.01m x 2.26m approx)
Double glazed windows with fitted roller blinds to the front and rear, cornice to the wall and ceiling, radiator and vinyl flooring.

## Bedroom 4
8'7 x 6'2 approx (2.62m x 1.88m approx)
Double glazed window with fitted blind to the front, radiator, high level shelf to three walls and vinyl flooring.

## Bathroom
The bathroom is fully tiled and has a white suite with a bath having a mixer tap, a low flush w.c., wall mounted hand basin with a mixer tap and mirror fronted cabinet and shelf above, a separate walk-in shower with a mains flow shower system having tiling to two walls and curved glazed doors and protective screens, recessed lighting to the ceiling, extractor fan, opaque double glazed window, chrome ladder towel radiator and vinyl flooring.

## Outside
There is a Presscrete style driveway and parking for up to three vehicles at the front, a low level fence to the left hand boundary and a path with a gate to the right hand side of the house which provides access to the rear garden.

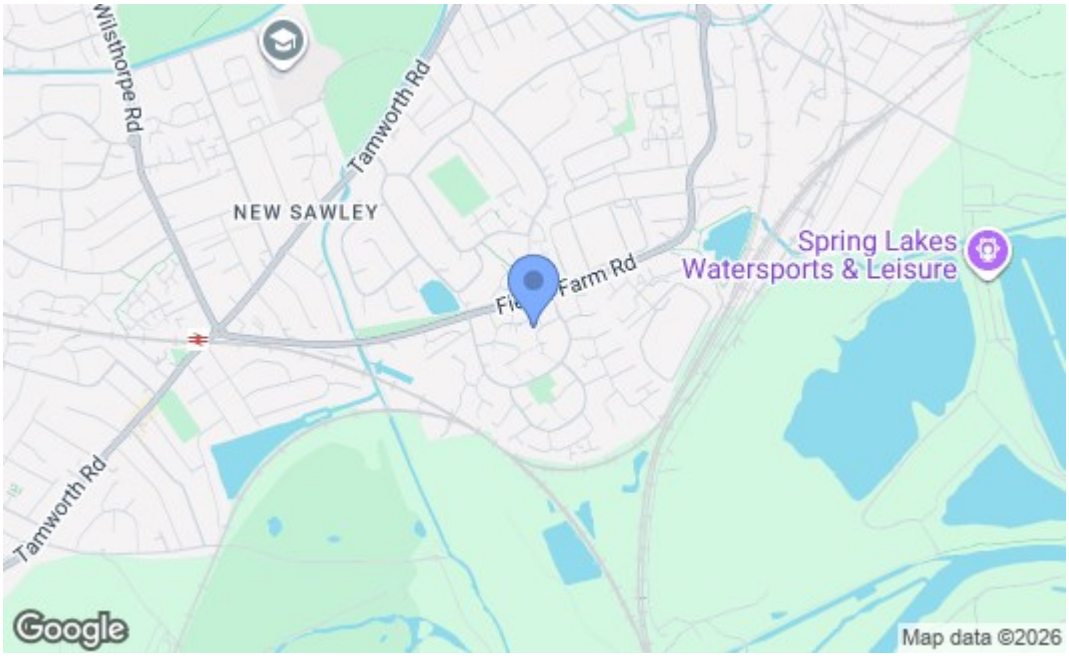
The rear garden has been landscaped and designed to help keep maintenance to a minimum, there is a porcelain tiled pathway to the right hand side of the house leading into the main garden area which is also porcelain tiling and provides several seating areas, there is a bespoke open building at the bottom of the garden with a fitted bar, brickwork and wood panelling to the walls, beams and panelling to the ceiling, power points and lighting are provided, composite decking and a step with LED lighting leading into the main garden area. The rear garden is kept private by having panelled fencing and brickwork to the boundaries, there is an outside light at the rear of the house and along the side of the property, there is a gate leading out to the front, an outside water supply is provided and there is a storage shed next to the garden room.

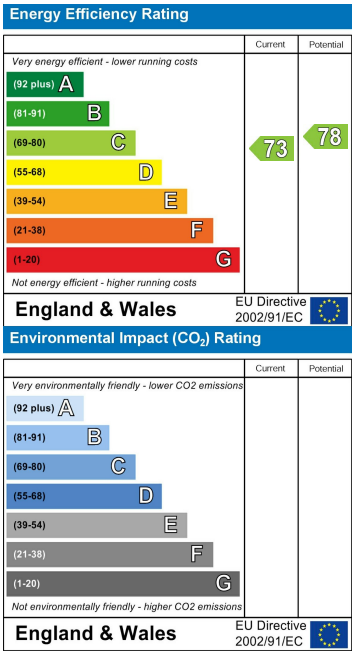
## Store
Next to the garden room there is a store which provides a storage facility for garden furniture and other items.

## Directions
Proceed out of Long Eaton along Main Street and at the Tappers Harker island continue straight over and into Fields Farm Road. Take the turning on the left into Bosworth Way and Bakewell Road can be found as a turning on the right.
9455MP

## Council Tax
Erewash Borough Council Band

## Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 8mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – Vodafone, 02, Three, EE
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
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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