Robert Ellis

look no further...

Walton Street,
Long Eaton, Nottingham
NG10 1PB

£194,950 Freehold

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THIS IS A THREE STOREY HOME FINISHED TO A HIGH STANDARD CLOSE TO THE HEART OF LONG EATON AND BACKING ONTO THE CANAL.

Robert Ellis are delighted to bring to the market this deceptively spacious three storey family home located close to the heart of Long Eaton. This three storey property has the benefit of backing onto the canal and would be perfect for those that enjoy scenic walking. Having been constructed within the last 6 years, the property is finished to a modern and desirable standard throughout and is ready for the new owners to move straight in. A viewing of this property comes highly recommended in order to fully appreciate the quality of the accommodation on offer and to appreciate the beautiful positioning of the property, backing onto the peaceful canal path.

This traditional property constructed in approximately 2016 has been tastefully finished to remain in-keeping with the surrounding period properties. The property can be identified by its attractive cream rendered finish with traditional style brick soldier courses and natural stone lintels and sills over and beneath the openings. This render fronted property has a modern artificial slate roof covering with the benefit of three Velux rooflights. This property derives all of the benefits of UPVC double glazing and gas fired central heating with a modern combi-condensing boiler. In brief, the accommodation includes a spacious entrance hallway with staircase access to the first floor and doors to a well-appointed kitchen with integrated appliances, a downstairs cloakroom, a living room with UPVC double glazed French doors to the garden. To the first floor there are two well sized bedrooms and a modern four-piece bathroom suite and a landing with staircase to the second floor where there can be found a master bedroom brightly lit by two Velux rooflights and an en-suite bathroom with additional Velux roof light. The property has a tastefully slabbed rear garden with gated access to the peaceful canal path to the rear.

The property is found within a short walk of the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages, healthcare and sports facilities and the excellent transport links include J25 of the M1, Long Eaton station, East Midlands Airport and the A52 to Nottingham and Derby.

Hallway
Composite front door leading to this spacious hallway with laminate flooring and doors to:

Kitchen
15' x 9'2 approx (4.57m x 2.79m approx)
This well sized family kitchen is brightly lit by two UPVC double glazed windows and recessed spotlighting. The kitchen comprises of soft closing cream gloss base and eye level units with a timber affect laminate worktop, inset stainless steel sink and drainer, integrated cooker and four ring Samsung hob, integrated dishwasher, cupboard housing modern combi-condensing boiler, space for free standing fried-freezer and under-counter space for washer.

Cloaks/w.c.
A highly convenient downstairs cloakroom comprising low level w.c. with dual flush, corner wash hand basin set in vanity unit with chrome mixer tap and tiled splashbacks.

Living Room
15'2 x 11'9 approx (4.62m x 3.58m approx)
This bright family living room is well lit by UPVC double glazed windows and has a French door leading to the low maintenance garden.

First Floor Landing
With gloss white timber balustrade, power points and doors to:

Bathroom
Family bathroom lit by UPVC double glazed window and recessed spotlights, comprising of modern white four piece suite which is made up of low level w.c with dual press flush, inset shower cubicle with mains flow shower, white panelled bath with chrome mixer tap and tiled splashbacks, wash hand basin with chrome mixer tap and chrome ladder heated towel radiator.

Bedroom 2
13'7 x 8'6 approx (4.14m x 2.59m approx)
This spacious double bedroom has two UPVC double glazed windows.

Bedroom 3
10'9 x 8'6 approx (3.28m x 2.59m approx)
Well-proportioned bedroom with UPVC double glazed window overlooking garden and canal.

Second Floor

Master Bedroom
13'8 x 11'9 approx (4.17m x 3.58m approx)
This impressive double bedroom is beautifully lit by two double glazed Velux roof lights. The spacious bedroom has the benefit of two hatches to provide access to storage within the eaves.

En-Suite
Modern three-piece suite with Velux roof light which comprises of a shower cubicle with mains flow shower and tiled splashbacks, low level w.c. with dual press flush, chrome towel ladder radiator, wash hand basin with mixer tap.

Outside
This property can be identified from the roadside by its attractive cream render finish. The property is set back from the pavement by a slabbed access ramp. To the rear of the property can be found a low maintenance garden which has been finished in slabs, AstroTurf and scotch pebbles. To one side of the property there is a raised timber flowerbed and timber shed. There is gated access to a shared pathway to the side of the garden allowing access for bins to the front of the road. In addition, this beautifully positioned property has its own gated access on to the canal path to the rear. Following the canal path will offer the new purchaser a beautiful walking route to surrounding towns such as Sandiacre and to Trent Lock.

Directions
Proceed out of Long Eaton along Derby Road and turn right into Cranmer Street, left into Dale Avenue and left again into Walton Street and the property can be identified by our sale board on the right hand side.
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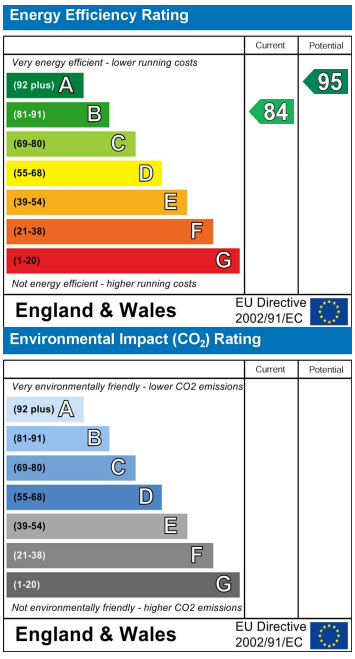

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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