Robert Ellis

look no further...

Newstead Road,
Long Eaton, Nottingham
NG10 4JG

Price Guide £240-250,000

Freehold

0115 946 1818

/robertellisestateagent

@robertellisea

A THREE BEDROOM SEMI DETACHED HOME FOUND CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS, IDEAL FOR A WHOLE RANGE OF BUYERS.

Robert Ellis are delighted to offer to the market this well presented semi detached home situated on Newstead Road. This home has been extended to the rear which provides fantastic extra space with a dining area being created to extend the lounge. We feel this property will suit a whole range of buyers, from people purchasing their first property through to families who are looking for a three bedroom home which is close to schools for all ages and excellent transport links.

The property is constructed of brick to the external elevations all under a tiled roof and derives the benefits of gas central heating and double glazing. In brief the spacious accommodation comprises of a side hall , the extended lounge/dining room having French doors to the rear garden. The width of the lounge/dining stretches in excess of 16ft and boasts a great amount of natural light from the rear aspect. There is also a fitted kitchen to the front aspect off the entrance hall which offers a range of integrated appliances including fridge freezer and dishwasher. The stairs to the first floor are accessed via the entrance hall which leads to a spacious first floor landing which provides access to the loft, three bedrooms and a shower room. The main bedroom, overlooking the rear garden also offers fitted wardrobes and dressing table. There are two further bedrooms and a modern shower room completing the first floor accommodation. Externally, to the front there is off road parking, which is block paved providing access to a single, integral garage. There is also a lawned garden with shrub borders. The entrance to the property is accessed via the side which also leads to the well presented rear garden that is lawned and also offers a patio area.

The property is within easy reach of the local schools for both younger and older children, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, walks along the banks of the Erewash Canal which connect to Long Eaton and Sandiacre and the transport links include J25 of the M1 which is a few minutes drive away, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Double glazed door to the side, stairs to the first floor, radiator, door to the lounge and opening to:

Kitchen
12'2 x 7'4 approx (3.71m x 2.24m approx)
Double glazed window to the front, matching wall and base units with work surfaces over, stainless steel sink and drainer, part tiled walls, integrated electric oven, four ring electric hob, integrated fridge freezer, dishwasher, spotlights to the ceiling and plumbing for a washing machine, space for tumble dryer.

Lounge/Dining Room
16'6 x 19'11 approx (5.03m x 6.07m approx)
Double glazed window and double glazed French doors to the rear, two radiators and wooden flooring in the dining area.

First Floor Landing
Radiator, loft access hatch and doors to:

Bedroom 1
16'1 max x 8'5 approx (4.90m max x 2.57m approx)
Double glazed window to the rear, radiator, fitted wardrobes, built-in dressing table and side drawers.

Bedroom 2
12'6 max x 7'9 approx (3.81m max x 2.36m approx)
Double glazed window to the rear and a radiator.

Bedroom 3
7'4 x 9'2 max approx (2.24m x 2.79m max approx)
Double glazed window to the front, radiator and built-in storage.

Shower Room
Obscure double glazed window to the front, tiled flooring, fully tiled walls, low flush w.c., vanity wash hand basin, shower cubicle with shower and extractor fan.

Outside
To the front of the property there is a gate leading to a block paved driveway giving access to the single integral garage, lawned garden with access down the side.

The rear garden is laid mainly to lawn with a small patio area, shrubs and flower borders, panelled fence and a wooden shed.

Garage
Integral garage with up and over door to the front, power and lighting.

Directions
Proceed out of Long Eaton along Derby Road and after the bridge take the right hand turning into Bennett Street. Continue to the top and Newstead Road can be found as a turning on the left hand side and the property identified by our for sale board.
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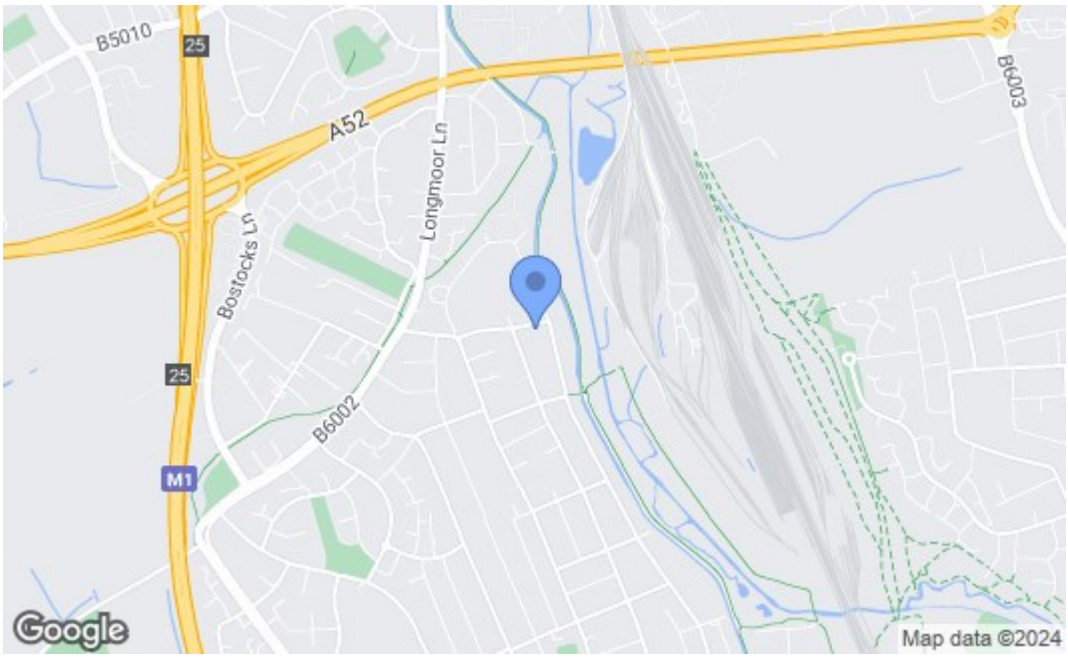
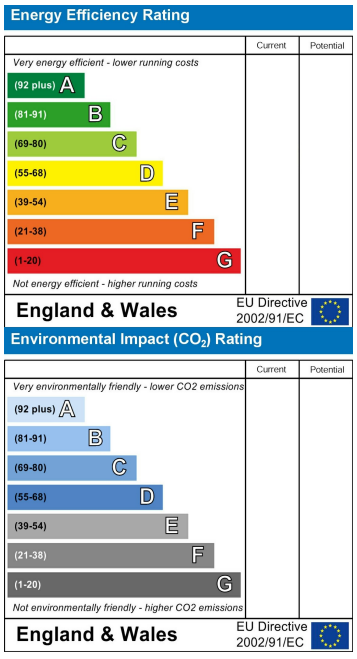
Council Tax
Erewash Borough Council B





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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818