Robert Ellis

look no further...

Wilsthorpe Road,
Long Eaton, Nottingham
NG10 3LL

£285,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

THIS IS A BEAUTIFULLY REFURBISHED SEMI DETACHED PROPERTY PROVIDING THREE DOUBLE BEDROOM ACCOMMODATION WHICH IS POSITIONED ON A LARGE PLOT WITH PRIVATE SUNNY GARDENS TO THE REAR.

Being located close to excellent local schools and other amenities and facilities, this updated and fully refurbished traditional semi detached property provides a lovely home that will suit a whole range of buyers, from people buying their first property through to families who are looking for three bedrooms and a home which is close to excellent local schools and other amenities. The current owners have completely updated the property throughout having installed a new heating system, upgraded the electrics, had new oak internal doors fitted, new carpets, new double glazing and French doors leading out to the rear garden and the kitchen and bathroom have both been re-fitted, the bathroom having marble tiles. For all that is included in this lovely home to be appreciated, we recommend that interested parties do take a full inspection so they are able to see the whole property and the private rear garden for themselves.

The property is constructed of brick with render to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing and includes a fully enclosed porch leading through a front door to the reception hallway which has walnut laminate flooring extending through into the living/dining kitchen. The lounge is positioned at the front of the house and this has a feature open fireplace with a cast iron inset and Adam surround and the kitchen has been totally re-fitted with an exclusive range of anthracite matt soft closing units with integrated appliances and off the kitchen there is a most useful ground floor w.c. To the first floor the landing leads to three double bedrooms and the luxurious bathroom which is fully tiled with a large mirror to one wall and has a white suite complete with a mains flow shower system over the bath. Outside there is a driveway and car standing at the front with the driveway extending down the left hand side of the house to the garage which is positioned at the rear. There is a seating area to the immediate rear of the house and with steps leading down onto a lawned garden, all of which is kept private by having fencing to the three boundaries.

The property is well placed for easy access to the excellent local schools which include Dovedale Infant and Primary School and The Long Eaton School, both of which are within walking distance of the house, there is a Tesco Express just off Wilsthorpe Road and Asda, Tesco and Aldi stores along with many other retail outlets are found in Long Eaton town centre, there is the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton which is within easy walking distance of the property and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Fully enclosed porch having a glazed door with matching side panel, double glazed window to the side, cloaks hanging and a wall light and a UPVC door with inset glazed panels leading to:

Reception Hall
Stairs with balustrade and cupboard under leading to the first floor, double glazed window to the side, walnut laminate flooring that extends into the dining kitchen, cornice to the wall and ceiling and recessed lighting to the ceiling. There is a glazed door leading to the kitchen and an oak panelled door leading to the lounge.

Lounge/Sitting Room
13'8 x 13'5 approx (4.17m x 4.09m approx)
Double glazed window to the front, feature open fireplace with an Adam surround, cast iron inset and marble hearth, radiator, two wall lights and aerial and power point for a wall mounted TV.

Dining Kitchen
16'9 x 11'7 to 7'8 approx (5.11m x 3.53m to 2.34m approx)
The kitchen has recently been re-fitted with matt anthracite soft closing units and includes a sink with a mixer tap set in a work surface with an integrated dishwasher, an automatic washing machine and cupboards below, integrated fridge and freezer, upright shelved pantry style storage cupboard, four ring hob set in a work surface with wide drawers beneath, double oven with cupboards above and below, hood and back plate to the cooking area with shelves to either side, recessed lighting to the feature ceiling, double glazed windows to the rear and side, feature vertical radiator, walnut laminate flooring, double opening French style double doors leading out to the rear garden and aerial point and power points for a wall mounted TV.

Ground Floor w.c.
Having a low flush w.c. with a concealed cistern, hand basin with mixer tap and two drawers below, recessed lighting to the ceiling, double glazed window and sliding door from the dining kitchen.

First Floor Landing
Double glazed window to the side, the balustrade is continued from the stairs onto the landing, hatch with ladder to the loft which is partly boarded and there are oak panelled doors to:

Bedroom 1
13'5 x 10'5 approx (4.09m x 3.18m approx)
Double glazed window to the front, radiator and cornice to the wall and ceiling.

Bedroom 2
11'3 x 10'2 approx (3.43m x 3.10m approx)
Double glazed window to the rear, radiator and a built-in wardrobe with a mirror fronted middle panel.

Bedroom 3
10' x 9'8 approx (3.05m x 2.95m approx)
Double glazed window to the rear and a radiator.

Bathroom
The bathroom has been re-fitted and is fully tiled with a large mirror to one wall and has a panelled bath with mixer taps and an overhead mains flow shower with a rainwater shower head and hand held shower and a protective screen, low flush w.c. with a concealed cistern and hand basin with a mixer tap and double cupboard below, chrome heated ladder towel radiator, X-pelair fan, fitted shelving to one wall and an opaque double glazed window.

Outside
At the front of the property there is a concrete driveway and a pebbled area which provides further off road parking that has a raised bed to one side and there is fencing to the side and front boundaries. The concrete drive extends down the left hand side of the property to the garage positioned at the rear.

To the rear of the house there are slabbed and pebbled seating areas with steps leading down to a path which leads to the summerhouse and there is a lawned garden with a raised bed to the right hand side and a further seating area at the bottom of the garden with the garden being kept private by having fencing to the three sides. There is an outside water supply and external lighting provided.

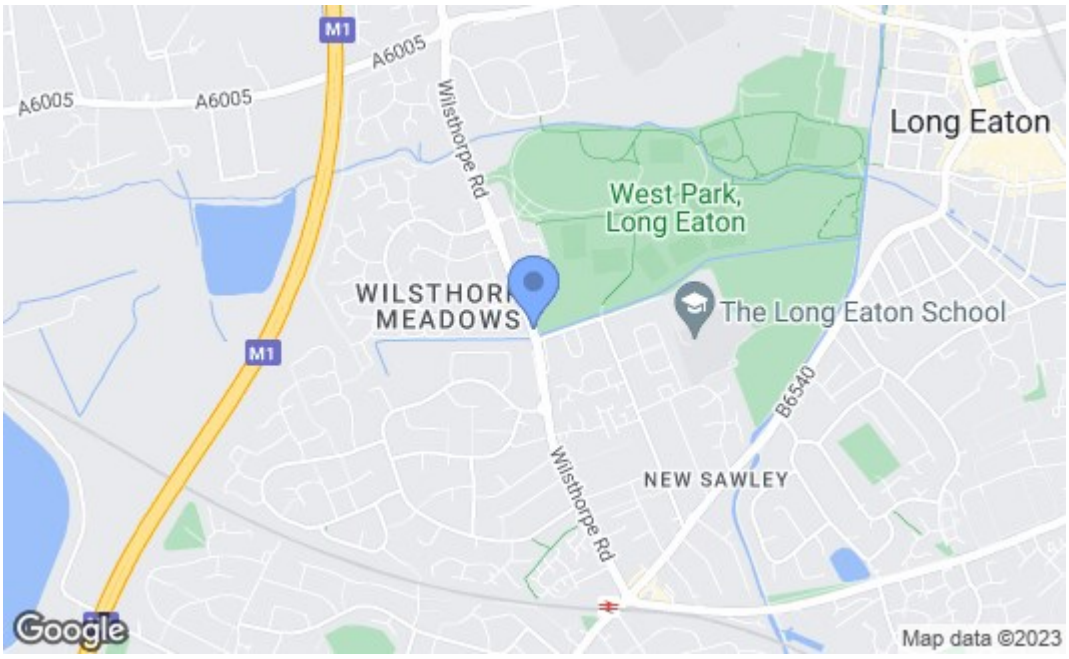
Summerhouse
10'6 x 7' approx (3.20m x 2.13m approx)
The summerhouse has double opening double glazed doors and a window to the side.

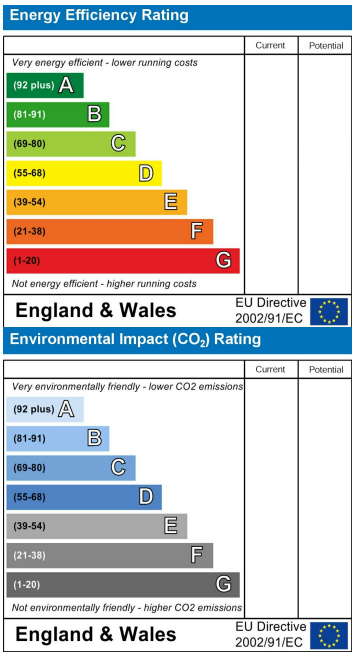
Garage
16' x 9' approx (4.88m x 2.74m approx)
The detached garage has double opening doors to the front, a UPVC door with inset glazed panel and a window to the side and lighting and power points are provided within the garage.

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 take the left turning into Thoresby Road and right into the service road of Wilsthorpe Road and the property can be found as identified by our for sale board.
7351AMMP

Council Tax
Erewash Borough Council Band B

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
Made with Metropix ©2023





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