Robert Ellis

look no further...

Welbeck Road,
Long Eaton, Nottingham
NG10 4GR

O/O £250,000 Freehold

0115 946 1818

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A FOUR BEDROOM SEMI DETACHED HOUSE BACKING ONTO THE CANAL AT THE REAR.

Robert Ellis are delighted to bring to the market this deceptively spacious four bedroom semi detached house situated within a popular residential location in Long Eaton with great access to local amenities and transport lilnks such as the A52 and M1. There is also a delightful view of the Erewash canal positioned at the end of the rear garden. This property is ideal for the first time buyer or young family offering great potential to decorate and modernise to their own taste. An early internal viewing is a must to fully appreciate the accommodation and space on offer.

The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of a delightful entrance hall that provides access to the lounge having dual aspect windows to the front and rear, spacious dining kitchen with three stores and a shower room to the front. To the first floor there are four bedrooms providing views of the canal and fields at the rear and a w.c. Outside to the front there is ample off street parking for several vehicles and access to the rear through the lobby. The rear garden is a fantastic asset to the property which is low maintenance, block paved patio area, planted borders, greenhouse and delightful views of the canal.

The property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, health care and sports facilities which include the West Park Leisure Centre and adjoining playing fields and excellent transport links which include J25 of the M1 which is literally only a few minutes drive away from the property, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Hallway
UPVC front entrance door, stairs to the first floor, storage cupboard, radiator and doors to:

Lounge
21'2 x 11'8 approx (6.45m x 3.56m approx)
This is a cosy room with working open fire with exposed brick chimney breast and oak beam mantle, dual aspect with UPVC double glazed window to the front and French doors to the rear, radiator.

Kitchen Diner
15'4 x 12'1 approx (4.67m x 3.68m approx)
The kitchen comprises of wall and base units with work surface over, stainless steel sink and drainer, space for a free standing oven and fridge freezer, tiled flooring and splashbacks, boiler and access to three stores through a UPVC door to the side.

Lobby
9'9 x 3'8 approx (2.97m x 1.12m approx)
Accessed from the kitchen or front, providing access to the three external stores.

Shower Room
7'2 x 6'7 approx (2.18m x 2.01m approx)
Comprising of a shower enclosure, low flush w.c., pedestal wash hand basin, tiled floor and splashbacks, radiator and double glazed window to the side.

First Floor Landing
With doors to:

Bedroom 1
12'2 x 10'7 approx (3.71m x 3.23m approx)
Double glazed window to the front, radiator, coving and overstairs storage cupboard.

Bedroom 2
10'5 x 7'6 approx (3.18m x 2.29m approx)
Double glazed window to the rear overlooking the fields and canal, radiator.

Bedroom 3
8'7 x 7'7 approx (2.62m x 2.31m approx)
Double glazed window to the front, radiator and fitted wardrobes.

Bedroom 4
7'8 x 7'5 approx (2.34m x 2.26m approx)
UPVC double glazed window to the rear with views over the fields and canal, fitted wardrobes.

Separate w.c.
Low flush w.c., vanity wash hand basin and obscure double glazed window to the rear.

Store 1
This store has plumbing as there was previously a w.c. installed.

Store 2

Store 3

Outside
The front of the property has great stance from the road and has ample off street parking for several vehicles provided by the driveway, there are planted borders to the left and access through the lobby to the rear garden. The rear garden is low maintenance having a block paved patio that can be accessed via the lobby or French doors in the lounge. There is a slabbed patio area that leads down to a greenhouse, dug borders and access to the canal at the rear of the garden.

Directions
Proceed out of Long Eaton along Derby Road and take the right hand turning into College Street. Continue for some distance and as the road bends to the left take the right hand turning into Welbeck Road, following the road round where the property can be found on the left hand side, as identified by our for sale board.
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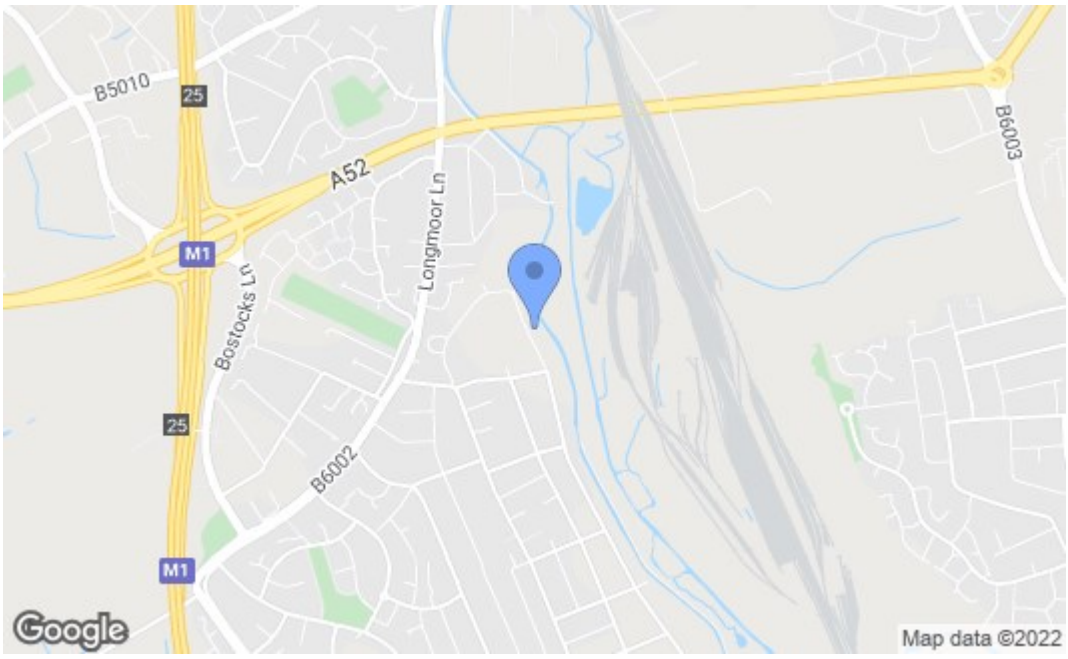

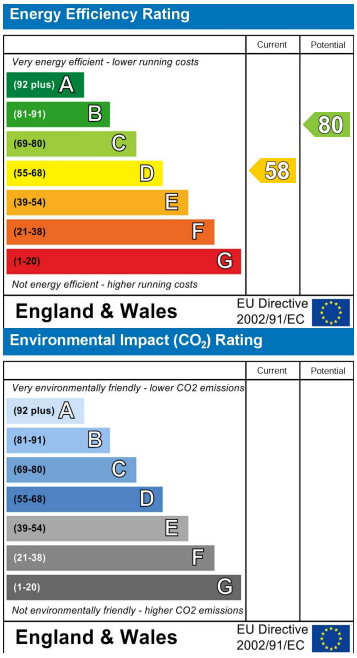

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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