Robert Ellis

look no further...

Walton Street,
Long Eaton, Nottingham
NG10 1PB

£225,000 Freehold

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THIS IS A FULLY REFURBISHED VICTORIAN SEMI-DETACHED PROPERTY WHCIH OFFERS HIGH QUALITY THREE BEDROOM ACCOMMODATION.

Being situated on Walton Street which is conveniently located for easy access to the centre of Long Eaton, this traditional three bedroom property has just undergone a major transformation programme and includes a newly fitted open plan kitchen/living/dining area and a new bathroom on the first floor which has a white suite with a shower over the bath. The house has also been decorated, had new French doors installed leading from the kitchen out to the rear garden and has new floor coverings to both the ground and first floor levels. The property is being sold with the benefit of no upward chain and therefore is ready for immediate occupation. For the size and quality of the accommodation and the privacy of the rear garden to be fully appreciated, we recommend interested parties do take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations under a pitch tiled roof and the house derives all the benefits from an efficient gas central heating system and double glazing throughout. The well proportioned accommodation is entered through a stylish composite front door into the reception hall which has tiled flooring and stairs leading to the first floor and doors to the lounge, which is positioned at the front of the house and the living/dining kitchen which is at the rear and has the high quality fitted kitchen area and French doors leading out to the rear garden. To the first floor the landing provides access to the three bedrooms and luxurious bathroom which has a white suite complete with a shower over the bath.

Outside there is a private rear garden which has been landscaped with various patios/seating area and a lawn. There are three brick outbuildings at the bottom of the garden and the garden is kept private by having walls and fencing to the side boundaries.

Walton Street is only a few minutes walk away from the centre of Long Eaton and is within easy reach of the Asda, Tesco and Aldi stores as well as many other retail outlets. The well regarded Clifford's gym, various pubs and restaurants and schools for all ages are all within easy reach as are sports facilities at West Park Leisure Centre and adjoining playing fields. Nearby transport links include junction 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

A stylish grey panelled front door with inset diamond glazed panel and an arched double opaque glazed panel above leading to the:

Reception Hall
Tiled flooring, stairs with handrail leading to the first floor and wood panelled doors leading to the lounge and dining/living kitchen.

Lounge
14'0 x 13'0 (4.27m x 3.96m)
Double glazed windows to the front and side, feature arched recess in the chimney breast, radiator, cornice to the wall and ceiling, central light rose and carpeted flooring.

Open Plan Living/Dining Kitchen
22'5 reducing to 12'0 x 13'0 (6.83m reducing to 3.66m x 3.96m)
The kitchen area within this open plan living space is fitted with brand new grey shaker style units having brushed stainless steel fittings and includes a one and a half bowl sink with mixer tap set in the worksurface with cupboard, integrated dishwasher and integrated washing machine below, four ring induction hob set in an 'L' shaped worksurface which extends into a breakfast bar with cupboards, drawers, oven and an integrated fridge and freezer below, matching eye level wall cupboards and hood over the cooking area, feature vertical radiator, double opening double glazed French doors leading out to the private rear garden and a double glazed window to the side, recessed lighting to the ceiling with two drop lights over the breakfast bar area, quality laminate flooring which extends across the whole of this open plan living space.

The dining/living area within this room has double glazed windows to the side and rear, radiator, walk in shelved storage cupboard beneath the stairs which extends into a shallow cellar.

First Floor Landing
There is a hatch to the loft on the landing and carpeted flooring.

Bedroom One
13'2" x 12' (3.96m'0.61m" x 3.66m')
Two double glazed windows to the front, radiator and carpeted flooring.

Bedroom Two
9'9 x 7'9 (2.97m x 2.36m)
Double glazed window to the rear, radiator and carpeted flooring.

Bedroom Three
10'0 x 6'2 (3.05m x 1.88m)
Double glazed window to the rear, radiator and carpeted flooring.

Bathroom
The newly created bathroom has a white suite with a panelled bath with mixer taps and a mains flow shower over which has a rainfall effect showerhead and a handheld shower with a protective screen and tiling to two walls, sink with mixer taps, double cupboard below and a mirror above, low flush WC with a concealed cistern and a cupboard and drawer to the side, chrome heated ladder towel radiator and recessed lighting to the ceiling.

Outside
To the right hand side of the property is a path leading to the main entrance door and there is access via a gate to the rear garden.

The rear garden has been landscaped and has a slabbed patio and slate chipped area to the immediate rear of the house with a slabbed path leading down to a further patio area in front of the brick outbuildings at the bottom of the garden. There is a newly laid lawn and the garden is kept private by having walls and slated fencing to the side boundaries. There is an outside water supply and at the bottom of the garden there are three brick built sheds with newly fitted wooden doors.

Shed One - 5'04 x 3'05
Shed Two - 5.'03 x 3'04
Shed Three - 8'06 x 3'06

Agents Notes
The EPC was carried out prior to the refurbishment work being carried out.

Council Tax
Erewash Borough Council Band A

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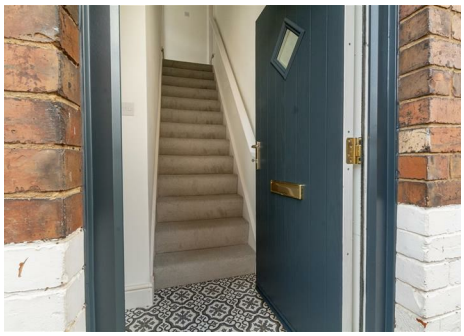

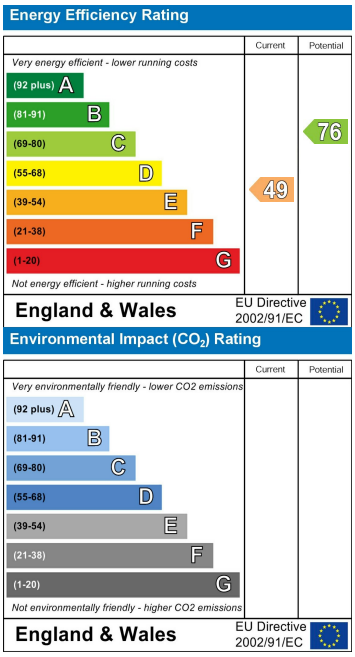

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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