Robert Ellis

look no further...







Thoresby Road,
Long Eaton, Nottingham
NG10 3NP

Price Guide £240-250,000

Freehold

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A THREE BEDROOM SEMI DETACHED HOME, OCCUPYING A PLEASANT POSITION OVERLOOKING WEST PARK AND OFFERING WELL PROPORTIONED ACCOMMODATION, A GOOD SIZED REAR GARDEN AND NO ONWARD CHAIN.

Robert Ellis are delighted to bring to the market this well positioned three bedroom semi detached property, ideally situated overlooking West Park and offering excellent potential for a range of buyers. The property is offered for sale with no onward chain, making it an attractive opportunity for those looking to move without the complications of an onward purchase.

The ground floor accommodation includes a lounge diner, providing a comfortable and versatile reception space, together with a kitchen diner offering ample room for both everyday cooking and dining. There is also a conservatory, providing useful additional living space with views and access towards the rear garden, along with a downstairs WC. To the first floor are three good sized bedrooms, offering excellent space for family living, alongside the property's bathroom accommodation. Externally, the property benefits from a good sized rear garden, providing a pleasant outdoor space with plenty of scope for seating, entertaining and family use. To the front, the property enjoys a particularly pleasant outlook over West Park.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda and Tesco stores and many other retail outlets with there also being a Sainsbury's convenient store on Tamworth Road and a Tesco Express just off Cranfleet Way, there are excellent schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields which are literally just the other side of Thoresby Road and the excellent transport links include J25 of the M1, East Midlands Airport, the Long Eaton station is a few minutes walk away and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Entrance Hall
Double glazed door to the front, laminate flooring, radiator, understairs storage cupboard, stairs to the first floor and doors to:

Cloaks/w.c.
Double glazed window to the side, low flush w.c., wash hand basin, radiator, part tiled walls.

Kitchen
11'7 x 10'11 approx (3.53m x 3.33m approx)
Double glazed window to the rear, laminate flooring, integrated electric oven, four ring gas hob with extractor over, plumbing for a washing machine, matching wall and base units with inset sink and drainer, space for a fridge freezer, radiator, double glazed door to the side.

Lounge/Diner
12'7 x 17'1 approx (3.84m x 5.21m approx)
Double glazed window to the front, radiator, sliding patio doors to the conservatory, log burner, coving.

Conservatory
9'10 x 7'5 approx (3.00m x 2.26m approx)
Double glazed windows to the rear, radiator, tiled floor, double glazed door to the rear.

First Floor Landing
Double glazed stained glass window to the front, loft access hatch, doors to:

Bedroom 1
10' x 8'6 approx (3.05m x 2.59m approx)
Double glazed window to the rear, radiator, fitted wardrobes.

Bedroom 2
10'8 x 8'6 approx (3.25m x 2.59m approx)
Double glazed window to the rear, radiator, fitted wardrobes.

Bedroom 3
11'7 x 9'8 approx (3.53m x 2.95m approx)
Double glazed window to the front, radiator.

Bathroom
Double glazed window to the side, low flush w.c., panelled bath with mains flow shower, pedestal wash hand basin, part tiled walls, tiled floor, chrome heated towel rail.

Outside
There is off road parking to the front with a mature garden leading to the garage.

The rear garden is tiered and has steps down leading down to a lawned area, decked patio, there is a brick store with light, power and window to the rear, trees, flowers and shrubs to the borders and fencing to the boundaries.

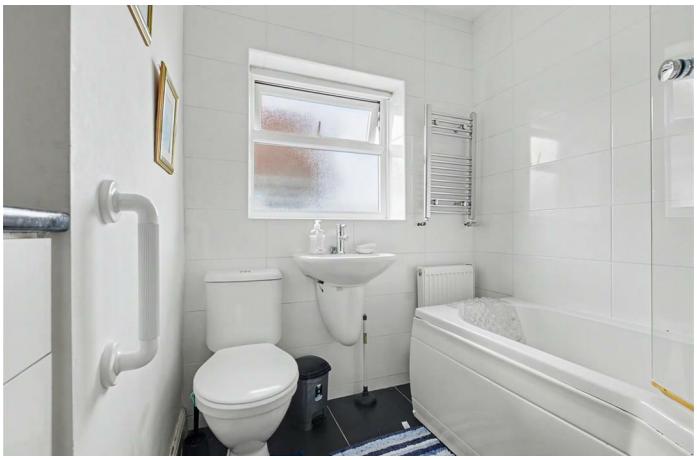
Garage
Up and over door to the front, side personnel door to the rear garden and window to the rear.

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 turn right into Thoresby Road where the property can be found on the right hand side.
9531CO

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 27mbps Superfast 1mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Assumed non-standard, subject to confirmation
Any Legal Restrictions – No
Other Material Issues – No



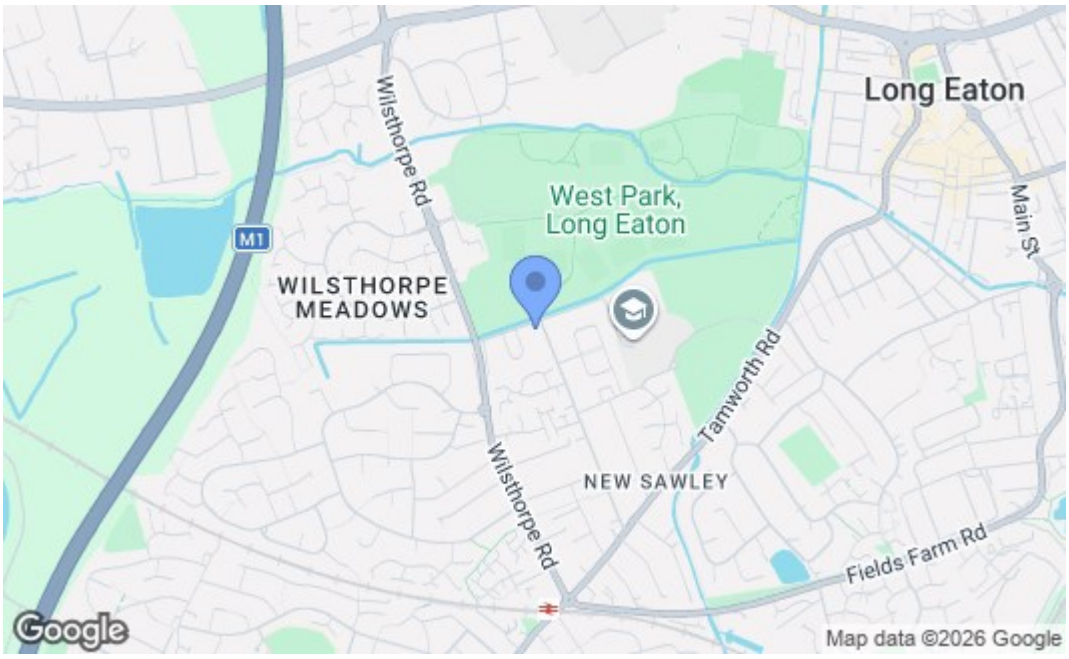


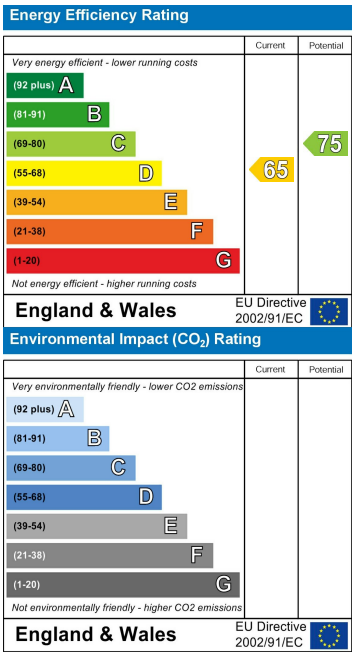












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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