Robert Ellis

look no further...

Haslemere Road,
Long Eaton, Nottingham
NG10 4AG

Guide Price £645,000

Freehold

0115 946 1818

/robertellisestateagent

@robertellisea

BEING SITUATED ON THIS VERY POPULAR ROAD WITHIN THE PARKSIDE AREA OF LONG EATON, THIS INDIVIDUAL DETACHED PROPERTY HAS UNDERGONE A COMPLETE RENOVATION AND TRANSFORMATION PROGRAMME OVER THE PAST FEW YEARS.

Robert Ellis are pleased to be instructed to market this individual home which over the past few years has undergone a full refurbishment and upgrade programme which has included extending the accommodation into the attic space which in turn has provided two additional bedrooms and a first floor shower room. The property offers light and spacious accommodation which has been fully re-wired throughout, had a new central heating system installed with under floor heating to the majority of the ground floor living accommodation, the living kitchen has been moved from the front to the rear of the property and this provides a stunning open plan living/dining kitchen area with bi-folding doors leading out to the rear garden, the windows and external doors have been replaced as have the internal doors and joinery work and to provide additional light to both the ground and first floors Velux windows have been carefully positioned so natural light floods into areas of the property to both the ground and first floors. The property is well placed for easy access to the local schools which include The Elms and Trent College as well as excellent state schools which are literally just on the other side of Derby Road, there is easy access to all the amenities and facilities provided by Long Eaton and the surrounding area and there are excellent transport links, all of which have helped to make this a very popular and convenient place for people to live.

The property stands behind a laurel hedge which runs along the front boundary with parking at the front and this lovely home is constructed of an attractive facia brick to the external elevations under a new pitched tiled roof which was completely replaced during the upgrade and refurbishment programme. The property is entered through a stylish composite door into the reception hall which has a built-in cloaks/store room and Karndean flooring that extends across most of the ground floor living space and this has under floor heating, a feature oak staircase leads to the first floor with oak doors leading to all the rooms off the hall which include the living/dining kitchen which extends across the rear of the property and this has high quality finished units, granite work surfaces and integrated appliances and there are bi-folding doors leading out to the private rear garden with the lounge/sitting area having a log burning stove and a box bay window to the rear. There is a separate utility room which has a door leading out to the side of the property and there are two double bedrooms, one of which is currently used as a sitting room but could be an office, bedroom or something similar. There is also a most luxurious ground floor bathroom which includes a separate shower as well as a bath and to the first floor the landing leads to two double bedrooms and the shower room. To the right of the property there is a brick built garage which has a store room at the rear and there is then the man cave/bar which has been created by the current owner and this has double opening double glazed windows which overlook the patio seating area at the rear. At the front of the property there is a pebbled parking area and there is access between the garage and property to the rear garden where there is an Indian sandstone patio extending across the rear which leads onto a lawned garden that has established beds to the sides and centre with natural screening and fencing to the boundaries.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, bars and restaurants, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields with several golf courses also being within easy reach, there are the excellent local schools for all ages which are within walking distance of the property and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton 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
Open porch with an outside light leading through a stylish composite door with two inset leaded opaque glazed panels to:

Reception Hall
Feature oak staircase and balustrade leading to the first floor with a Velux window throwing light into the hallway and landing, Karndean flooring with under floor heating with the flooring extending through into the living/dining kitchen area to the rear of the house, utility room and ground floor bathroom and off the hall there is a large walk-in cloaks/store room.

Living/Dining Kitchen
30'6 x 17'7 max overall (9.30m x 5.36m max overall)

Dining Kitchen
17'7 max x 17'3 approx (5.36m max x 5.26m approx)
The kitchen area is fitted with oak fronted units with brushed stainless steel fittings and granite work surfaces and includes a 1½ bowl sink with mixer tap and a five ring gas hob set in a work surface which extends to two walls and has ranges of cupboards, drawers and an integrated dishwasher below, Neff oven and a combination/microwave oven having a drawer below and cupboard above, upright shelved pantry style cupboard, full height integrated fridge, central island with a granite surface which extends into a breakfast bar/eating area having an integrated fridge, cupboards, drawers and wine rack below with this central island providing seating for two people, matching eye level wall cupboards with a hood and pelmet over the cooking area, pelmet with recessed lighting over the window by the sink position, two pairs of bi-folding doors set in a box bay with double glazed full height windows to either side leading out to the rear garden, recessed lighting to the ceiling, lighting over the central island/breakfast bar, Karndean flooring with under floor heating that extends through into the lounge/sitting room area of this large open plan living space.

Lounge/Sitting Area
14'8 plus bay x 12'8 approx (4.47m plus bay x 3.86m approx)
Double glazed box bay window to the rear with leaded glazed top panels, log burning stove set in a newly created chimney breast which has a brick inset and slate tiled hearth with shelving to either side of the chimney breast and there is Karndean flooring with under floor heating.

Utility Room
7'7 x 5'3 approx (2.31m x 1.60m approx)
The utility room is fitted with a work surface having space for an automatic washing machine and cupboard below, work surface with double cupboard beneath which houses the manifold valves for the under floor heating system, Karndean flooring with under floor heating, electric consumer unit and meter housed in a wall mounted cupboard, wall mounted Vaillant boiler and central heating and hot water control programmer, half opaque double glazed door leading out to the side of the property and Velux window to the ceiling which provides natural light to the utility room.

Bedroom 3
Double glazed box bay window with leaded top panels to the front with a further double glazed window with leaded top panels to the side, recess for a wardrobe and a radiator.

Bedroom 4
11'5 x 9'8 approx (3.48m x 2.95m approx)
This bedroom could also be used as a sitting room or similar and has a double glazed window to the front with leaded top panels and carpeted flooring with under floor heating.

Bathroom
The ground floor bathroom is fully tiled and has a white suite with a panelled bath with a wall mounted mixer tap, a large walk-in shower with a mains flow shower system which has a rainwater shower head and hand held shower, hand basin with mixer tap set in a surface with vanity cupboards below, low flush w.c. with a concealed cistern, opaque double glazed window with leaded top panels, chrome ladder towel radiator and recessed lighting to the ceiling.

First Floor Landing
The feature oak balustrade is continued from the stairs onto the landing and has a Velux window set in the ceiling which provides natural light onto the stairs and landing and oak panelled doors to the bedrooms and shower room off the landing.

Bedroom 1
15'8 x 14'9 max approx (4.78m x 4.50m max approx)
This double bedroom has a dormer window with leaded top panels to the rear, radiator, oak panelled door to storage space, radiator and a double wardrobe to one wall.

Bedroom 2
15'8 x 8'7 plus dormer approx (4.78m x 2.62m plus dormer approx)
Double glazed dormer window with leaded top panels to the front with a Velux window to the sloping ceiling, two access points to the roof storage space and a radiator.

Shower Room
The shower room has a large corner shower with a mains flow shower system which has a rainwater shower head and hand held shower and a glazed door with protective screens, hand basin with mixer tap set on a surface with double cupboard beneath and a low flush w.c. with a concealed cistern and a cupboard to one side, opaque double glazed window with leaded top panels, ladder towel radiator, recessed lights to the ceiling and an extractor fan.

Outside
At the front of the property there is a block edged pebbled area which provides off the road parking for several vehicles. There is a laurel hedge to the front boundary, a fence to the left and brick wall to the right hand side. Between the property and garage there is a wooden gate which provides access to a path that leads down the side of the property where there is recessed lighting under the soffit and this path provides access to the utility room, garage, integral brick store and man cave/bar. To the left of the property there is further access with a gate which leads to the rear of the property.

Extending across the rear of the property there is an Indian sandstone patio which provides several areas for people to sit and enjoy outside living with one of the main sitting areas being by the windows which open from the bar/man cave, there is a lawned garden with established planted beds to the sides and a central bed by the patio and the garden is kept private by having a hedge to the left hand boundary and a fence to the right with a raised bed to the bottom of the garden with natural screening running along this boundary. There is a shed/summerhouse to the bottom left hand corner, an outside water supply, lighting to the soffit running across the rear of the property above the bi-folding doors and a log store with a slate tiled roof.

Garage
22' x 10'9 approx (6.71m x 3.28m approx)
The brick built garage has a pitched tiled roof with an up and over door to the front, a block glazed panel to the right hand side and an opaque glazed window to the left, power and lighting with one garage having a separate electric consumer unit.

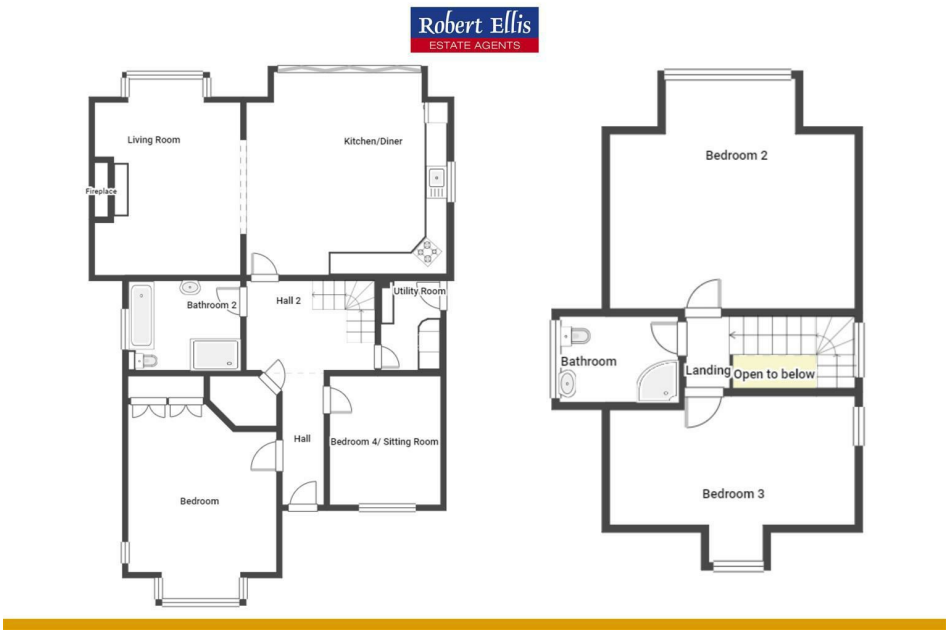
Store
10' x 4' approx (3.05m x 1.22m approx)
Behind the garage there is an integral brick store with a light.

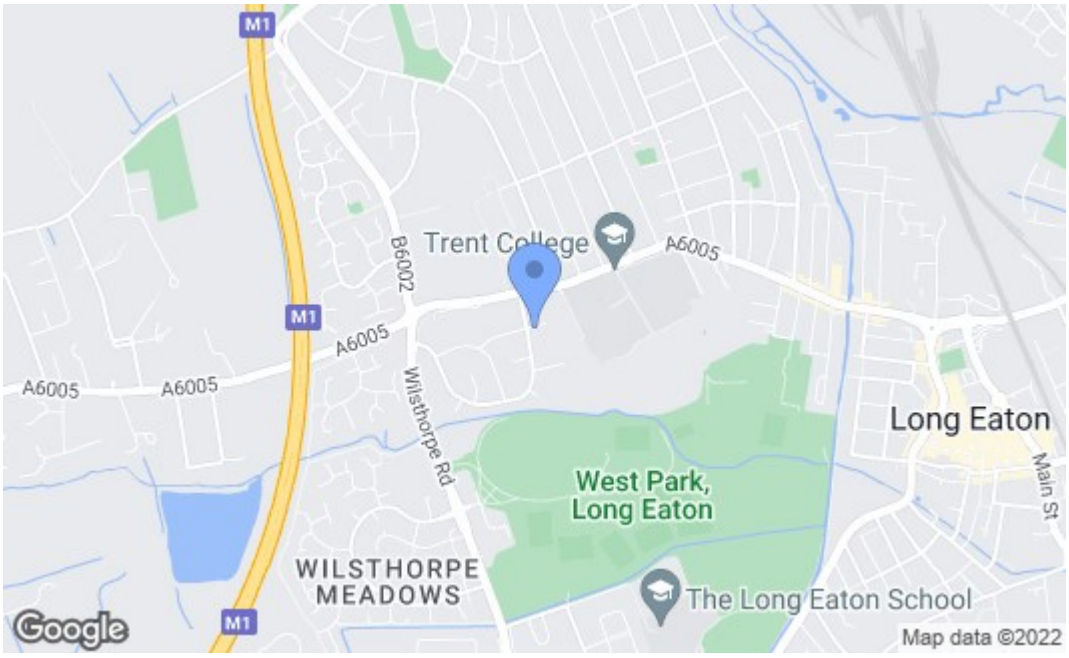
Outside Wood Store

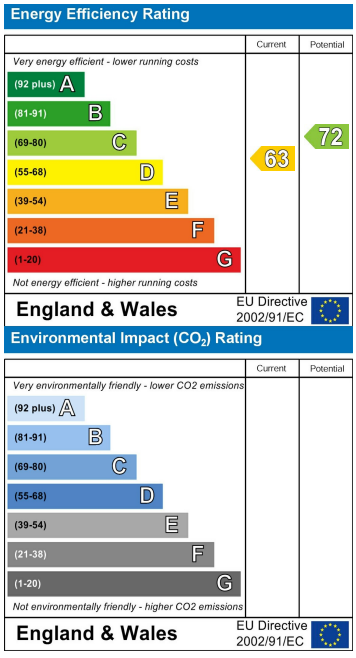
Man Cave/Bar
9'6 x 8' approx (2.90m x 2.44m approx)
To the rear of the garage and brick store there is a man cave/bar which has double opening double glazed windows to the rear which opens to one of the patio areas, there is a fitted bar and a matching surface running along the wall by the window with a shelf under, space for an upright fridge/freezer, access to the roof space above, power and lighting and a high level shelf to two walls.

Directions
Proceed out of Long Eaton along Derby Road continuing past Trent College and taking the left hand turning into Parkside Avenue and left into Haslemere Road.
6980AMMP

Council Tax
Band E - £2338







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