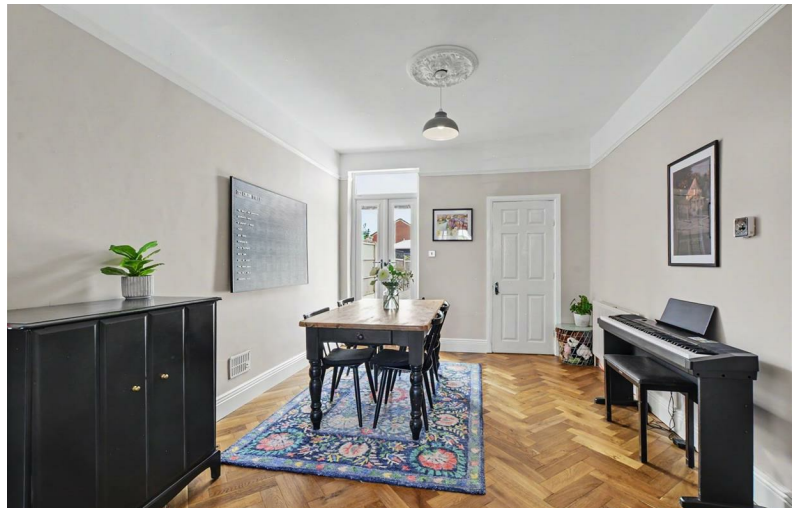




Curzon Street,
Long Eaton, Nottingham
NG10 4FJ

£295,000 Freehold



A BAY FRONTED FOUR BEDROOM TRADITIONAL SEMI DETACHED HOUSE WITH PERIOD FEATURES FOUND IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are delighted to bring to the market this wonderful home which is immaculately presented throughout and will appeal to a variety of buyer, including first time buyers, those looking to upsize and families.

The property is entered through the entrance hallway with herringbone style flooring and stairs leading to the first floor, access into the lounge/diner, the lounge having a bay window to the front and a log burner, open to the dining area with French doors to the rear garden and access to the kitchen which benefits from integral appliances and a Belfast sink, and there is access to the ground floor bathroom which is well appointed and has a free-standing bath. To the first floor there are three bedrooms, one with a shower room and to the second floor there is a further bedroom. Outside there is a fully enclosed, good size garden to the rear with a vast decked area, ideal for al-fresco entertaining.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores and many other retail outlets, there are both state and independent schools within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, there are walks in the nearby countryside 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.



Enclosed Porch

Composite front entrance door with obscure light panels within and light panel above opening into:

Entrance Hallway

Half timber and glazed door, herringbone style wooden flooring which continues throughout the entrance, living and dining areas. Coving, radiator, stairs to the first floor. Doors to:

Lounge Area

10'8" x 11'11" plus bay approx (3.27m x 3.65m plus bay approx)
UPVC double glazed bay window to the front, feature coving, picture rail, ceiling rose, feature internal leaded glazed window into the entrance hall, herringbone flooring, radiator, log burner with exposed brick insert with arch above sat upon a marble hearth, storage cupboard in the recess with shelves.

Dining Area

10'10" x 12'8" approx (3.31m x 3.87m approx)
UPVC double glazed French doors with light panel above opening to the rear, picture rail, ceiling rose, continuation of the herringbone flooring, radiator, door to:

Kitchen

14'5" x 8'0" approx (4.41m x 2.46m approx)
UPVC double glazed window to the side with a fixed floor to ceiling double glazed panel to the side, Shaker style wall, base and drawer units with wooden work surfaces above and tiled splashback, Belfast style sink with a mixer tap, integrated Zanussi single electric oven, Zanussi induction hob and Zanussi extractor over, space for an American style fridge freezer, AEG integrated dishwasher, integrated washing machine, wall mounted boiler housed in a matching cupboard, black and white feature tiles, radiator, ceiling spotlights, understairs storage cupboard with light and power and housing the consumer unit, tiled flooring and space for a tumble dryer.

Lobby

With a door leading to:

Bathroom

8'0" x 7'4" approx (2.44m x 2.25m approx)
Obscure UPVC double glazed window to the rear, obscure UPVC double glazed panel to the side, three piece suite comprising of a free standing bath with chrome taps and shower head, half tiled walls, low flush w.c., vanity wash hand basin with chrome mixer tap, feature cast iron style heated towel rail, vinyl flooring.

First Floor Landing

Stairs to the second floor and doors to:

Bedroom 2

11'11" x 8'2" to 14'3" approx (3.65m x 2.5m to 4.36m approx)
L shaped room with two UPVC double glazed windows to the front, radiator, understairs storage, sliding door with mirror front wardrobe with shelving and hanging rail.

Bedroom 3

9'5" x 9'4" approx (2.87m x 2.84m approx)
UPVC double glazed window to the rear, feature wood panelling, radiator, wood effect laminate flooring.

Bedroom 4

8'3" x 8'5" approx (2.54m x 2.57m approx)
UPVC double glazed window to the rear, radiator, wood effect laminate flooring.

Shower Room

4'6" x 8'2" approx (1.39m x 2.51m approx)
Three piece suite comprising of a pedestal wash hand basin with chrome mixer tap, low flush w.c., shower cubicle with sliding door and mains fed shower, ceiling spotlights, chrome chrome heated towel rail, extractor, tiled floor.

Second Floor

Radiator, ceiling spotlights and door to:

Bedroom 1

10'10" x 15'2" max (3.31m x 4.63m max)
Three Velux skylight windows with built-in blinds, ceiling spotlights, eaves storage, hanging rail area.

Outside

To the front there is a low level wall, slate chippings and access to the entrance door.

There is a vast decked seating area to the rear with steps down to the lawn garden, wooden fence to the boundary, further raised seating area with bark, timber storage shed. External lighting, power and tap, gate providing access to the front.

Directions

Proceed out of Long Eaton along Derby Road and after the bend Curzon Street can be found as a turning on the right with the property some way down and identified by our for sale 9472MH

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 14mbps Superfast 35mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

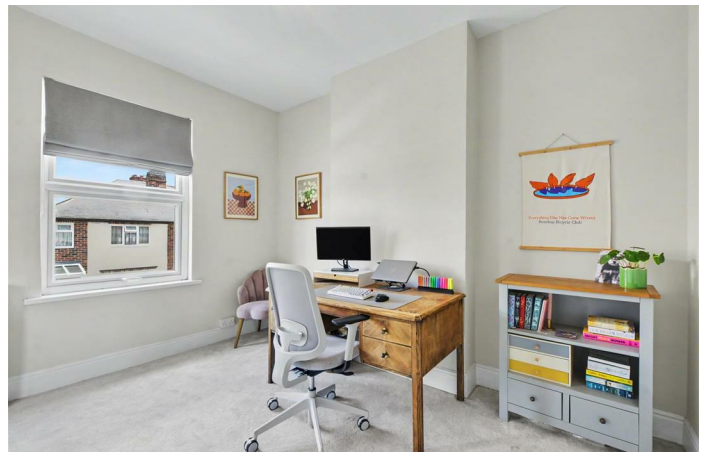
Flood Risk – No flooding in the past 5 years

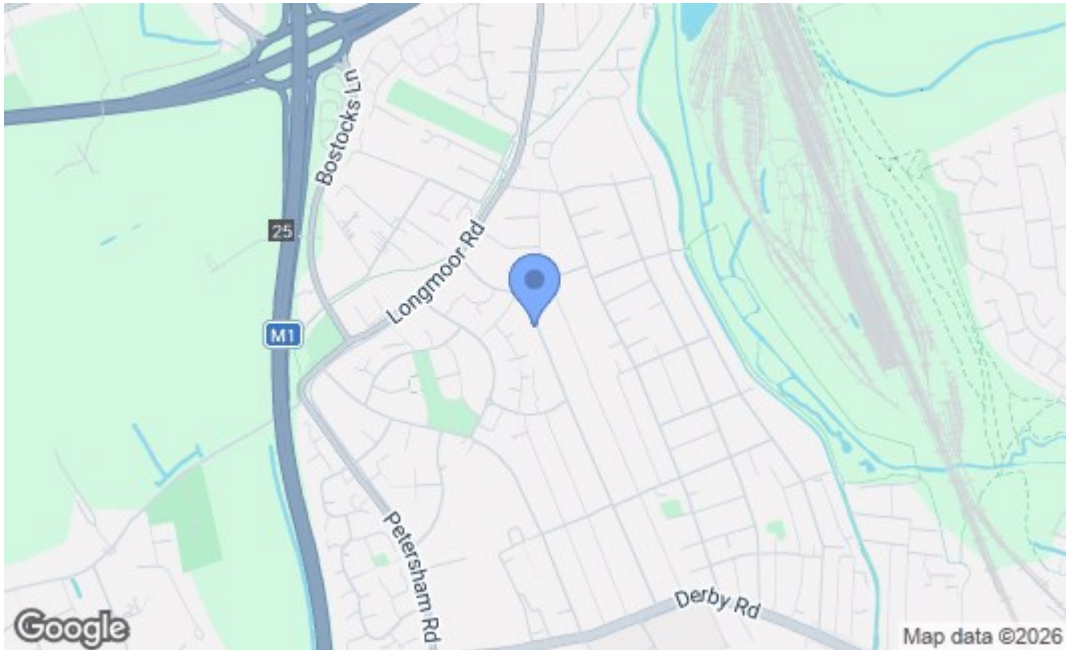
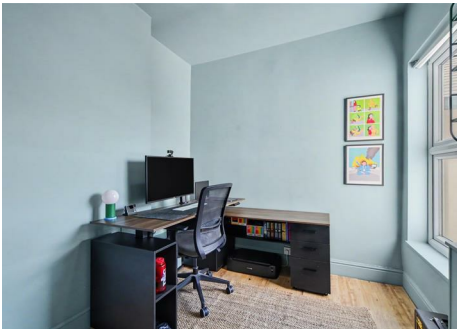
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.