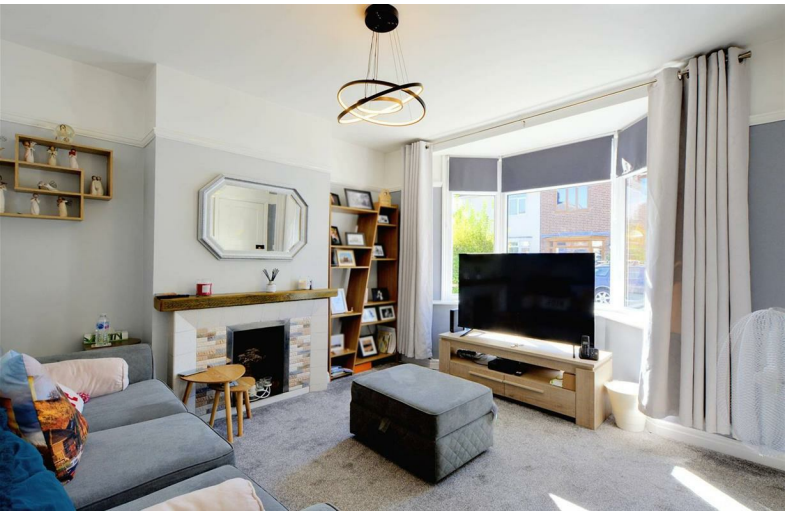
Robert Ellis

*look no further...*



Norfolk Road,
Long Eaton, Nottingham
NG10 2BL

**Price Guide £190-195,000**

**Freehold**

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A TRADITIONAL TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY WHICH IS WELL PLACED FOR EASY ACCESS TO THE CENTRE OF LONG EATON.

Being located on Norfolk Road, this traditional semi detached property offers a lovely home that will suit people who are buying their first property through to those who might be downsizing and looking for a home which is easily accessible to all the amenities and facilities provided by Long Eaton and the surrounding area. The property is tastefully finished throughout and for the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves.

The property stands back from Norfolk Road and is constructed of brick to the external elevations under a pitched tiled roof. The tastefully finished accommodation derives all the benefits of having gas central heating, new double glazing, electrics and roof and includes and is entered through a stylish composite front door to the reception hall which has original tiled flooring and a door to the lounge/sitting room which has a bay window to the front and there is a door taking you to a separate dining room, off which there is a rear hall and a most useful ground floor w.c. The kitchen is positioned off the dining room and this has wall and base units and integrated cooking appliances and to the first floor the landing leads to the two double bedrooms and the bathroom which has a white suite complete with a bath over the shower position. At the front of the property there is an easily managed garden area with railings to the front boundary and a path leads down the left hand side of the house through a gate to the rear garden. The rear garden provides several places to sit and enjoy outside living and has a patio area leading onto a lawned garden with a shed at the bottom of the garden and fencing to the three boundaries.

The property is within walking distance of the of the town centre where there are Asda, Tesco and Aldi stores with there soon to be a Lidl store opening which is literally across the road from the property. There are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, walks at Toton Fields and the picturesque Attenborough Nature Reserve, excellent schools for all ages and transport links include J25 of the M1, East Midlands Airport which can be reached by the Skylink bus which takes you to Castle Donington and the 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.

## Reception Hall
Stylish composite front door with two inset opaque glazed panels, stairs with hand rail leading to the first floor, original tiled flooring and a radiator.

## Lounge/Sitting Room
11'3 plus bay x 12'4 approx (3.43m plus bay x 3.76m approx)
The main reception room has a double glazed bay window to the front, tiled fireplace with a wooden mantle, understairs storage cupboard, picture rail to the wall and a radiator.

## Dining Room
12'3 x 12' approx (3.73m x 3.66m approx)
Having a double glazed window to the rear, laminate flooring, original double wood fronted full height shelved storage cupboard to one side of the chimney breast, tiled fireplace, laminate flooring, picture rail to the walls, radiator, Georgian glazed door leading to the kitchen and a part glazed door leading to the rear hall.

## Ground Floor w.c.
Being half tiled with a dado rail to the walls, low flush w.c., hand basin and an opaque double glazed window to the side.

## Kitchen
11'2 x 5'9 approx (3.40m x 1.75m approx)
The kitchen has white units and a wood grain effect work surfaces and includes a stainless steel sink with mixer tap and a four ring hob set in a work surface which extends to two walls and has spaces for an automatic washing machine, fridge and freezer, cupboards, drawers and an oven below, matching eye level wall cupboards, hood to the cooking area, tiled walls to the work surface areas, double glazed window to the rear, tiled flooring, radiator, Worcester Bosch wall mounted boiler with shelves to one side and a hatch to loft space above the kitchen.

## Rear Hall
From the dining room there is a part glazed door leading to the rear hall which has a recently installed half opaque double glazed door leading out to the rear garden.

## First Floor Landing
Double glazed window to the side and hatch to loft.

## Bedroom 1
15'4 to 12'3 x 11'4 approx (4.67m to 3.73m x 3.45m approx)
Two double glazed windows to the front, radiator and picture rail to the walls.

## Bedroom 2
12' x 8'6 approx (3.66m x 2.59m approx)
Double glazed window to the rear and a radiator.

## Bathroom
The bathroom has a white suite including a panelled bath with a mains flow shower over, tiling to two walls and protective glazed screen, low flush w.c. and pedestal wash hand basin with a tiled splashback and a glazed shelf above, opaque double glazed window, radiator and an extractor fan.

## Outside
At the front of the property there is a pebbled area with railings along the front boundary and there is a path extending down the left hand side of the house to a gate which provides access to the rear garden and there is a fence to the left hand boundary.

At the rear there is a slabbed path with pebbled beds to either side leading to a patio/seating area with the path extending to the bottom of the garden where there is a shed. There is a lawn with a border to the right hand side of the path and a pebbled area next to the shed at the bottom of the garden. The garden is kept private by having fencing to the three boundaries and there is an outside tap and external lighting provided.

## Directions
Proceed out of Long Eaton along Nottingham Road taking the left turning into Norfolk Road. Proceed for a short distance where the property can be found on the left hand side as identified by our for sale board.
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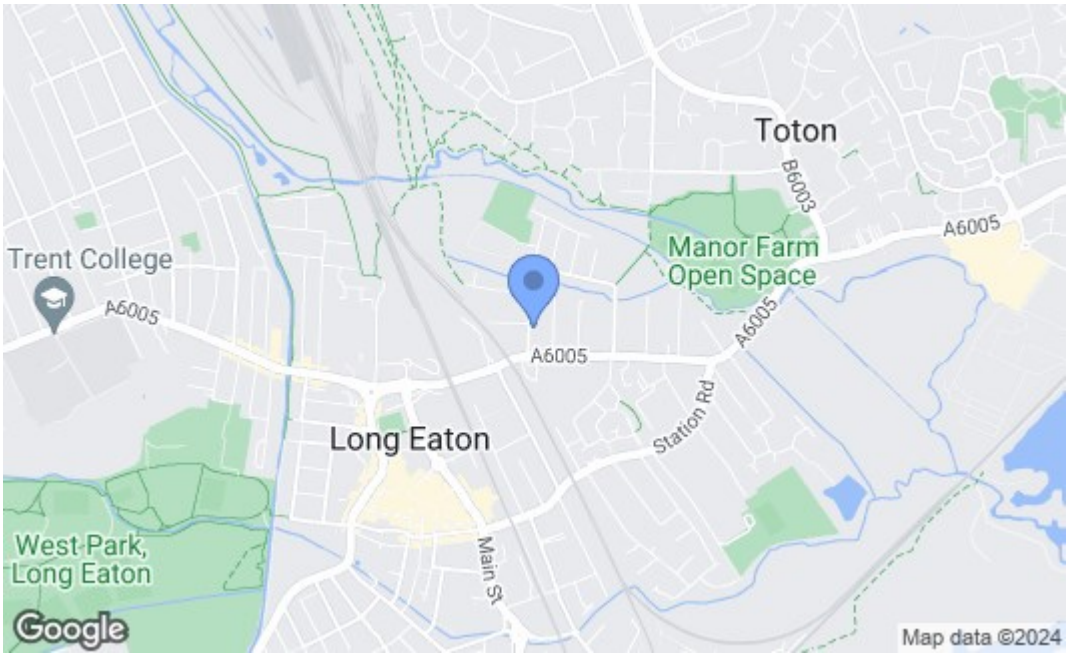
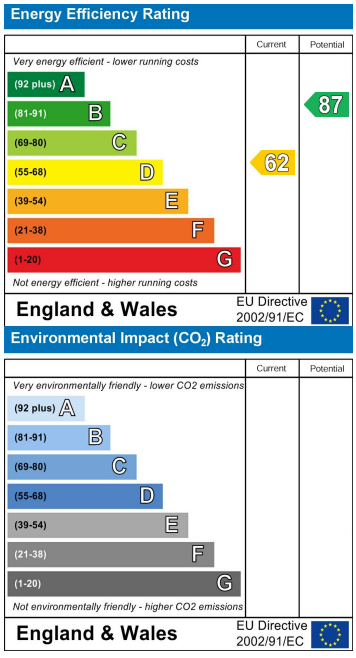
## Agents Notes
The property has had the windows and doors replaced since the EPC was carried out.

## Council Tax
Erewash Borough Council Band A




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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