



William Street,
Long Eaton, Nottingham
NG10 4GB

Price Guide £240-245,000
Freehold



THIS IS A THREE BEDROOM SEMI DETACHED PROPERTY PROVIDING WELL APPOINTED ACCOMMODATION WHICH IS WELL PLACED FOR EASY ACCESS TO ALL THE AMENITIES AND FACILITIES PROVIDED BY THE AREA.

Being located on William Street, this almost brand new three bedroom semi detached property offers a lovely home which will suit a whole range of buyers, from those buying their first property through to people who might be downsizing and are in search of a property which is easily maintained and close to all the local amenities and facilities provided by the area. For the size of the accommodation and the privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection which will enable them to see all that is included in this lovely home for themselves.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and double glazing and being a new property will be an extremely efficient home to run. The tastefully finished accommodation includes a reception hall which has a ground floor w.c. off and doors leading to the lounge which is positioned at the rear of the house and this room has bi-folding doors leading out to the rear garden. The exclusively fitted breakfast kitchen has Shaker style units, wooden work surfaces and integrated appliances and to the first floor the landing leads to two bedrooms and the luxurious bathroom which has a mains flow shower system over the bath. There is a further double bedroom to the second floor which could be, if preferred, used as the main bedroom or is an ideal guest bedroom. Outside there is off road parking at the front for two vehicles and at the rear a private garden which has an Indian sandstone patio leading onto a lawn, there is a shed and the garden is kept private by having 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, there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the transport links include J25 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.



Stylish composite front door with three inset glazed block panels and an outside light leading to:

Reception Hall

Stairs with balustrade leading to the first floor having storage space beneath, radiator, laminate flooring which extends through into the lounge/sitting room and recessed lighting to the ceiling.

Ground Floor w.c.

Having a low flush w.c., pedestal wash hand basin with mixer tap and a tiled splashback, radiator and laminate flooring.

Lounge/Sitting Room

14'2 x 13'5 approx (4.32m x 4.09m approx)

Three panel bi-folding door with fitted blinds leading out to the patio at the rear of the property, laminate flooring, radiator and TV point.

Breakfast Kitchen

14'9 x 7'8 approx (4.50m x 2.34m approx)

The kitchen is fitted with grey Shaker style units and wooden work surfaces which extends to two walls and includes a stainless steel sink with a mixer tap and a four ring hob set in a work surface which has space and plumbing for an automatic washing machine, cupboards and drawers below, oven with cupboards above and below, integrated upright fridge/freezer, shelved upright pantry style cupboard, matching eye level wall cupboards and a hood to the cooking area, tiled walls to the work surface areas, recessed lighting to the ceiling, radiator and double glazed window with fitted blinds to the front.

First Floor Landing

The balustrade continues from the stairs onto the landing and there is a second flight of stairs taking you to the second floor, double glazed window with fitted blinds to the front, radiator, recessed lighting to the ceiling and a Baxi boiler housed in a built-in airing/storage cupboard.

Bedroom 2

13'5 x 11'10 approx (4.09m x 3.61m approx)

Two double glazed windows with fitted blinds to the rear, radiator and TV point.

Bedroom 3

9'4 x 7'4 approx (2.84m x 2.24m approx)

Double glazed window with fitted blinds to the front, radiator and TV point.

Bathroom

The luxurious bathroom has a white suite including an L shaped bath with a mains flow shower having a rainwater shower head and hand held shower, tiling to three walls with a mirror recess to the side wall and there is a glazed protective screen, low flush w.c. with a concealed cistern, pedestal wash hand basin with a mixer tap, a tiled splashback and mirror to the wall above, tiled flooring, recessed lighting to the ceiling, extractor fan, chrome ladder towel radiator and an opaque double glazed window.

Second Floor Landing

Double glazed window to the front, recessed lights in the ceiling above the stairs which takes you to the second floor.

Bedroom 1

16' x 13'5 approx (4.88m x 4.09m approx)

Double glazed dormer window to the rear and a Velux window to the sloping ceiling, radiator, recessed lighting to the ceiling and a TV point.

Outside

At the front of the property there is a block edged tarmac area which provides off road parking for two vehicles, there is an outside tap provided and to the left of the property there is a gate which provides access via a path to the rear garden.

At the rear there is an Indian sandstone patio leading onto a lawn with there being a large shed which will remain at the property when it is sold and the garden is kept private by having fencing to the three boundaries. There is a double external power point and outside lighting provided.

Directions

Proceed out of Long Eaton along Derby Road and continue over the canal bridge and turn right into College Street on the bend. Turn right into Canal Street and immediately right into William Street.

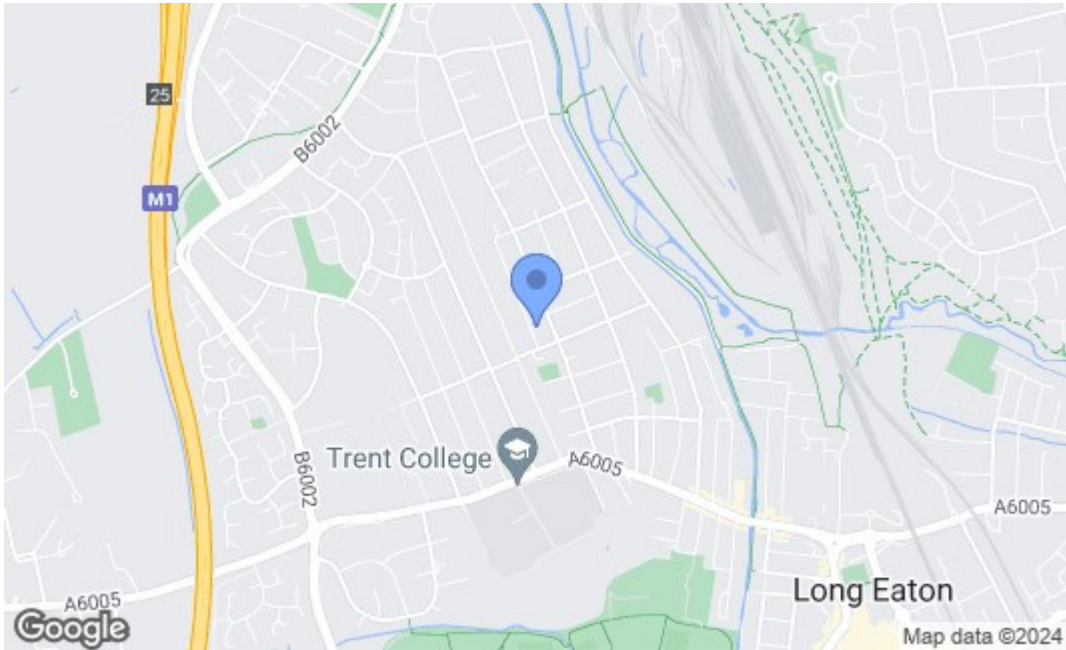
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Council Tax

Erewash Borough Council Band C



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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.