Robert Ellis

look no further...

Douglas Road,
Long Eaton, Nottingham
NG10 4BE

£289,950 Freehold

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THIS REALLY IS A LOVELY REFURBISHED BAY FRONTED SEMI DETACHED HOUSE WITH A DIFFERENCE WHICH IS BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN AND HAS THE POTENTIAL TO FURTHER EXTEND IF THIS WAS REQUIRED BY A NEW OWNER.

Standing back from Douglas Road with off the road parking at the front, this traditional property offers spacious open plan accommodation to the ground floor and three bedrooms. Over the past couple of years the current owner has carried out major works which has created an open plan living space with the kitchen being re-positioned to the front of the house which is fitted with white handle-less units and granite work surfaces and for this as well as the first floor bathroom has been also re-fitted and includes a separate shower as well as a bath, we strongly recommend that interested parties do take a full inspection which will enable them to see the whole property for themselves. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area which includes excellent schools for all ages which are within a few minutes walking distance of the house.

The property is constructed of brick to the external elevations under a pitched tiled roof and since being originally constructed has been extended across the rear which has enlarged what is now the open plan living space. Deriving all the benefits of gas central heating and double glazing with new floor coverings throughout, the accommodation includes a reception hall which has Karndean style LVT flooring which extends across the whole of the ground floor living space and from the hall there are two doors leading to the large open plan living room which provides flexible living and dining areas which connects to the exclusively fitted kitchen which has the large granite work surface areas with wall and base units and several integrated appliances. To the first floor the landing leads to three good size bedrooms and the luxurious bathroom which has a separate shower as well as a bath. Outside there is the car standing at the front which helps to provide a very neat appearance and to the left are double gates leading to a path/driveway which extends to the rear where there is a patio extending across the back of the house, a large lawned garden and a wooden shed which will remain at the house with the log cabin positioned towards the bottom of the garden being an item the owner is happy to sell if this is of interest to a potential buyer.

The property is within a few minutes drive of Long Eaton town centre where there are Asda and Tesco superstores and many other retail outlets as well as a number of local pubs, restaurants and the well regarded Clifford Gym, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks at West Park and the nearby open countryside and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Open porch with arched entrance and tiled flooring leading through a UPVC front door with inset opaque glazed panel and matching double glazed windows to the side leading to:

Reception Hall
A spacious reception hall with stairs with cupboard under leading to the first floor, radiator, cornice to the wall and ceiling and Karndean style LVT flooring which extends across the whole of the ground floor accommodation and two doors with inset glazed panels leading into the open plan living space.

Open Plan Living Area
17'6 x 14'3 max approx (5.33m x 4.34m max approx)
Double glazed French style doors with matching panels to either side leading out to the rear garden and a double glazed window to the rear, two radiators, feature recess in the chimney breast with a mantle over, cornice to the wall and ceiling and Karndean style LVT flooring. Door with inset glazed panel leading out to the side of the property and walk-in storage space beneath the stairs which has a double glazed window to the side.

Kitchen
12'2 x 11'2 approx (3.71m x 3.40m approx)
The exclusively fitted kitchen is positioned at the front of the house and has been recently re-fitted with white handle-less wall and base cupboards and granite work surfaces and includes a 1½ bowl sink with a spray mixer tap and waste disposal positioned to the corner and an 800cm four ring induction hob with scroll controls for easy cleaning set in the granite work surface areas which extends to three sides and beneath the work surface there are cupboards, drawers with concealed integral drawers and lighting, integrated dishwasher and automatic washing machine, matching eye level wall cupboards with ambient lighting under and a hood over the cooking area, self cleaning oven with steam facility and combination oven with drawer below and cupboards above, space for a large fridge/freezer, double glazed bay window to the front, recessed lights to the ceiling and Karndean style LVT flooring.

First Floor Landing
Opaque double glazed window to the side, hatch to loft and cornice to the wall and ceiling.

Bedroom 1
13'6 x 10'7 approx (4.11m x 3.23m approx)
Double glazed window to the rear, radiator and cornice to the wall and ceiling.

Bedroom 2
12'2 x 11'3 approx (3.71m x 3.43m approx)
Double glazed bay window to the front, radiator and cornice to the wall and ceiling.

Bedroom 3
8'2 x 6' approx (2.49m x 1.83m approx)
Double glazed window to the front and radiator.

Bathroom
The bathroom has been re-fitted and has a tiled panelled bath with mixer taps, corner shower with a mains flow shower system, tiling to two walls and curved protective doors and screens, low flush w.c., pedestal wash hand basin with mixer taps, walls half tiled, ladder towel radiator and opaque double glazed windows to the side and rear and cornice to the wall and ceiling.

Outside
At the front of the property there is a brick edged pebbled parking area which provides off the road parking for at least two vehicles and to the left of the house there are double opening gates which lead to a drive/pathway which takes you to the rear of the house. There is hedging to both sides and outside lighting by the front door. At the rear of the property there is a slabbed patio with a path leading to the bottom of the garden which has lawns to either side, there is fencing and hedging to the boundary which helps to create privacy from adjoining properties. There is an outside water supply lighting and a wooden shed which will remain at the property when it is sold.

Directions
Proceed out of Long Eaton along Derby Road and after the bend Douglas Road can be found as a turning on the right.
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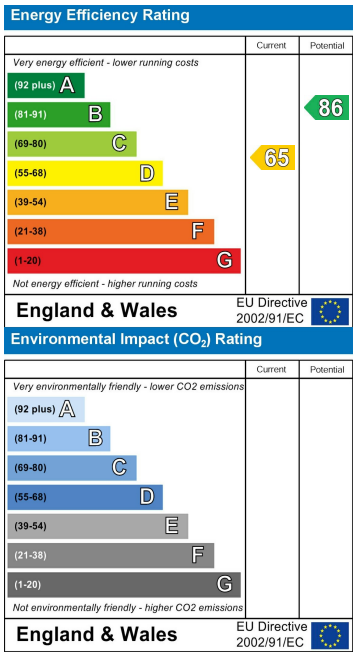

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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