Robert Ellis

look no further...

Trowell Grove,
Long Eaton, Nottingham
NG10 4AY

£395,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

THIS IS AN IMMACULATELY MAINTAINED THREE BEDROOM DETACHED FAMILY HOME SITUATED ON A POPULAR ROAD POSITIONED WITHIN EASY REACH OF ALL THE AMENITIES AND FACILITIES PROVIDED BY THE AREA.

Being located on Trowell Grove, this detached home provides lovely family accommodation which we are sure will appeal to people who are looking for this size of property in the Long Eaton area. The property has been extremely well maintained by the current owners who have lived at the house for many years, who have recently re-fitted the kitchen and for all that is included in terms of the size of the accommodation and the privacy of the rear garden to be appreciated, we strongly recommend all interested parties do take a full inspection so they can see the whole property for themselves. Also over recent years the double tandem garage, which is positioned to the right hand side of the property, has been converted into a man cave/utility room which has a doorway leading into a workshop and at the front of what was originally the garage is a storage area. The property is well placed for easy access to the shopping facilities provided by the town centre and to excellent local schools, all of which has helped to make this a very popular and convenient place for people to live.

The property stands back from the road with a block paved driveway at the front and the house is constructed of brick to the external elevations, the front being relieved by composite panelling, under a pitched tiled roof and the tastefully finished accommodation derives all the benefits of gas central heating and double glazing and in brief includes a reception hallway with a ground floor w.c. off and stairs leading to the first floor, a lounge which extends across the rear of the property and this has a feature fireplace and patio doors leading out to the private rear garden, there is a separate dining room and the re-fitted breakfast kitchen. To the first floor there are three good size bedrooms, two of which have ranges of fitted wardrobes and the bathroom which includes a corner bath with a shower over. Outside there is a block paved driveway with a slate chipped planted bed which has helped to keep maintenance of the front garden to a minimum with a gated pathway leading down the left hand side of the house to the rear where the garden is an important feature of this lovey home as it includes several areas for people to sit and enjoy outside living, with one of the seating areas having a pergola over, two sheds which will remain at the property when it is sold and the rear garden is kept private by having fencing to the side boundaries and a wall with fencing above to the rear boundary.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco and Aldi stores and many other retail outlets, there are excellent state and independent schools for all ages which are within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and the excellent transport links include J25 of the M1 which is only a few minutes drive away, 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.

Front Door
Stylish composite front door with two inset opaque glazed stained glass leaded panel leading to:

Reception Hall
Stairs with balustrade and a hand rail leading to the first floor, cloaks hanging space, radiator, laminate flooring, dado rail to the walls, two wall lights and newly fitted oak effect panelled doors with inset glazed panel to the dining room and kitchen and similar panelled door to the lounge.

Cloaks/w.c.
Having a low flush w.c. and a corner hand basin, half tiled walls and tiled flooring, opaque double glazed window and a mirror fronted wall cabinet.

Lounge/Sitting Room
22' x 12' to 9'10 approx (6.71m x 3.66m to 3.00m approx)
The main reception room extends across the rear of the property and has double glazed patio doors and a large double glazed window leading and looking out to the rear garden, feature coal effect gas fire set in a limestone style fireplace with hearth, two radiators, double fitted pine cupboard with a display cabinet and drawers above to one side of the chimney breast and two radiators.

Dining Room
15'9 x 7'9 approx (4.80m x 2.36m approx)
Double glazed window to the front, radiator, two wall lights, part glazed double opening doors with matching side panels leading into the lounge, a double pine cupboard which houses the electricity meter and consumer unit with a pine shelf over which extends to the window sill and a wood panelled door with two inset glazed panels leading to the hall.

Kitchen
19'3 x 6'10 approx (5.87m x 2.08m approx)
The kitchen has been recently re-fitted with light grey Shaker style doors and drawer fronts having brushed stainless steel fittings and includes a 1½ bowl ceramic sink with a mixer tap and four ring Belling gas hob set in a work surface extending along one wall with double oven, cupboards and space for an automatic washing machine below, second work surface with cupboards and drawers beneath, range of matching eye level wall cupboards and a display cabinet to two walls, tiling and a glazed splashback to the work surface and cooking areas, hood over the cooking area, double glazed window with a fitted blind to the front, a ceiling window providing additional light into the kitchen, further work surface with brick pillars having a cupboard and storage space below, wall mounted shelf and drawer unit, laminate flooring, radiator and a composite door with two inset opaque glazed panels leading out to the side of the property.

First Floor Landing
Hatch to loft, dado rail to the walls and new oak effect panelled doors leading to the bedrooms and bathroom.

Bedroom 1
11'9 x 11'5 approx (3.58m x 3.48m approx)
Double glazed window to the rear, range of wardrobes with sliding doors with the two centre doors being mirror fronted and a radiator.

Bedroom 2
11'10 x 10'3 approx (3.61m x 3.12m approx)
Double glazed widow to the rear and a radiator.

Bedroom 3
9' max x 9'2 approx (2.74m max x 2.79m approx)
Double glazed window to the front, range of wardrobes to one wall with sliding doors with the centre doors being mirrored and a radiator.

Bathroom
The bathroom includes a corner bath with a mixer tap/shower, pedestal wash hand basin, low flush w.c., panelling and tiling to the walls, electric light/shaver point to the wall by the sink, opaque double glazed window, X-pelair fan and a Worcester Bosch boiler housed in an upright shelved airing/storage cupboard and a radiator.

Outside
The front garden area has been designed for easy maintenance and has a block paved driveway which provides off road parking in front of the house, there is a raised bed and further barked bed with a selection of plants, there is a gate to the left hand side which provides access to a path running along the side of the house where there is a storage space for bins and a second gate leads to the rear garden, there is lighting at the front of the property and there is a covered porch over the door which leads out from the kitchen at the side.

The rear garden is a particularly important feature of this lovely home with there being a slabbed pathway running across the rear of the house to a patio with a further seating area which has a recently constructed pergola over, there is a brick edged lawn with slate chipped beds to the sides and a brick edged bed running across the rear boundary. The rear garden is kept private by having a wall and fencing to the rear boundary and wooden fencing to the two side boundaries. There is outside lighting, an extendable canopy over the patio doors from the lounge and there is a hot and cold external water supply provided at the side of the property.

Garage
To the right of the property is a tandem garage which has been divided into a man cave/utility area and workshop/storage facility.

Utility/Storage Area
14'7 x 7'5 approx (4.45m x 2.26m approx)
This external area has been recently fitted out and includes a work surface/bar extending along one wall, further work surface with a double cupboard under and shelf/wine rack and double cupboard above, shelved storage cupboard, work surface with cupboards below, tiled flooring as you enter the room and wood grain laminate flooring, a UPVC opaque double glazed door and double glazed window to the rear, panelling to the ceiling, lighting and power point and an internal door to the workshop and storage area which is at the front of the original garage.

Workshop/Storage Area
14'7 x 7'6 approx (4.45m x 2.29m approx)
The workshop is fitted with a work bench having shelving below and to the wall above, a second bench with shelving under, further shelving to the walls and storage in the roof space, power and lighting and there is a mesh internal gate with side panel leading into the storage area at the front of the garage. This storage space is ideal for bikes and other items and has double opening doors to the front and the floor is painted in the storage and workshop areas.

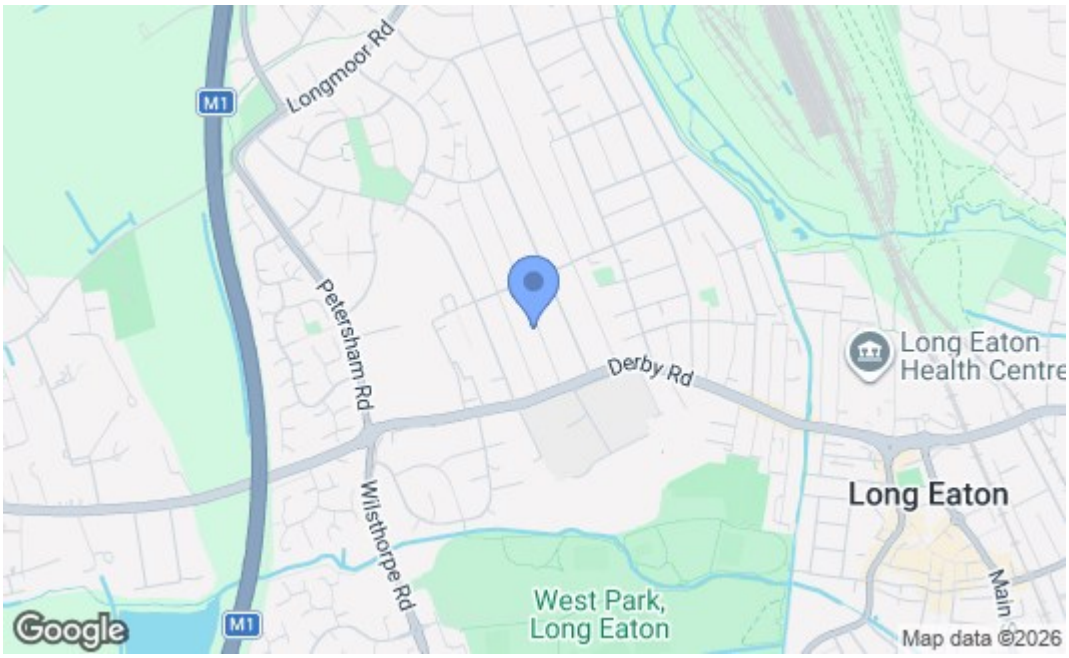
Shed 1
11'6 x 7'8 approx (3.51m x 2.34m approx)
This wooden shed is positioned towards the rear of the property and has power and lighting and is fitted with a bench with shelving above and below and there is a further shelving for storing garden furniture and other items to two sides and in the roof space.

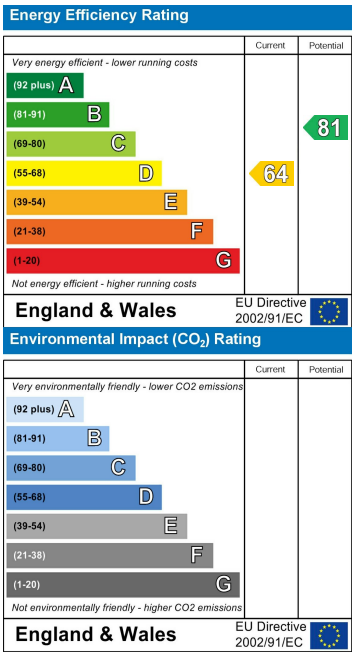
Shed 2
9'8 x 3'7 approx (2.95m x 1.09m approx)
This second shed is fitted with shelving and has a window to the side and there is outside storage space between the two sheds.

Directions
Proceed out of Long Eaton along Derby Road and after passing the bend Trowell Grove can be found as a turning on the right hand side.
9344MP

Council Tax
Erewash Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 15mbps Superfast 73mbps Ultrafast 1800mbps
Phone Signal – Three, 02, Vodafone, EE
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





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