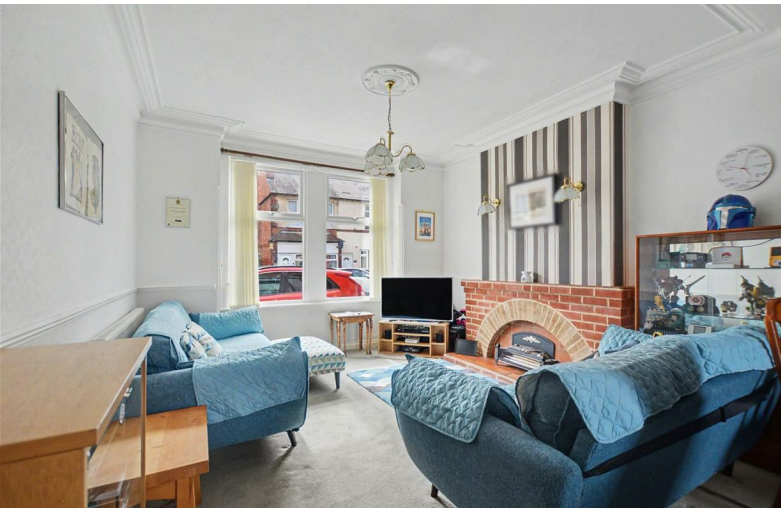


Robert Ellis

look no further...



College Street,
Long Eaton, Nottingham
NG10 4GX

£300,000 Freehold

0115 946 1818



/robertellisestateagent



@robertellisea

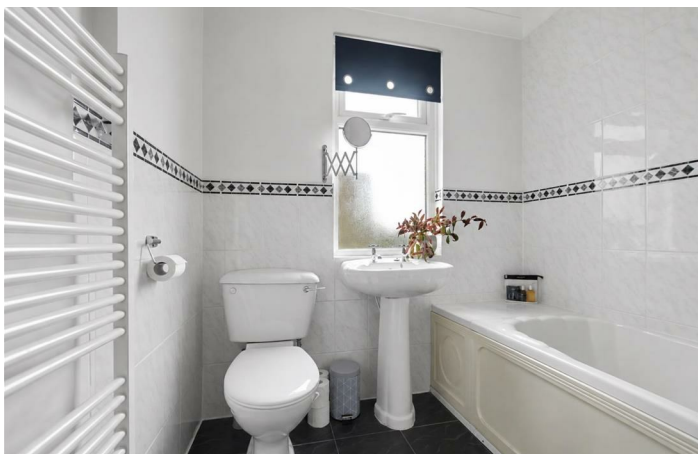


A DECEPTIVELY SPACIOUS FOUR BEDROOM THREE STOREY SEMI DETACHED HOME OFFERING FLEXIBLE FAMILY ACCOMMODATION THROUGHOUT.

Robert Ellis are delighted to bring to the market this well proportioned semi detached property which offers generous living space arranged over three floors, making it an ideal purchase for a growing family. The home benefits from versatile accommodation and is presented with practicality and comfort in mind. The accommodation comprises a spacious through lounge diner, creating an excellent space for both everyday living and entertaining, along with a fitted kitchen, separate utility room and the added convenience of a ground floor wet room.

To the upper floors are four well proportioned bedrooms, with the master bedroom benefitting from an en suite, in addition to a modern family bathroom. Externally, the property benefits from off road parking and a private rear garden, providing an ideal outdoor space for families. Offering far more space than first meets the eye, an internal viewing is highly recommended to fully appreciate the size, versatility and accommodation this excellent home has to offer.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda, Tesco, Lidl 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 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.



Entrance Porch

UPVC double glazed door to the front, door to:

Hallway

With laminate flooring, stairs leading to the first floor.

Lounge/Dining Room

26'2" x 12'7" approx (7.98m x 3.84m approx)

Two UPVC double glazed windows to the front, feature brick fireplace and hearth, radiator, dado rail, coving to the ceiling, ceiling rose and UPVC double glazed window to the rear.

Dining Kitchen

18'6" x 9'10" approx (5.64m x 3.02m approx)

Spacious kitchen providing tiled flooring, range of wall and base units with work surfaces above, double integrated electric oven and grill and four ring gas hob with extractor fan over, tiled splash-backs, stainless steel sink and drainer, UPVC double glazed window to the side and doors to the side, coving to the ceiling, door to:

Utility Room

13'5" x 5'10" approx (4.11m x 1.8m approx)

Tiled flooring, range of fitted wall and base units with roll edged work surfaces, stainless steel sink and drainer unit with hot and cold mixer tap and tiled splash-backs, plumbing for an automatic washing machine, radiator, UPVC door to the side.

Wet Room

A useful wet room providing radiator, tiled walls, wash hand basin, low flush w.c., shower provision and UPVC double glazed window to the side.

First Floor Landing

Stairs to the second floor and doors to:

Bedroom 1

16'2" x 12'11" approx (4.95m x 3.94m approx)

Two UPVC double glazed windows to the front, radiator, coving to the ceiling, built-in storage cupboard.

En-Suite

With separate shower cubicle with shower over, low flush w.c., pedestal wash hand basin and radiator, part tiling to the walls.

Bedroom 2

12'11" x 10'5" approx (3.96m x 3.2m approx)

Two built-in storage cupboards, UPVC double glazed window to the rear and radiator.

Bedroom 3

11'1" x 10'0" approx (3.4m x 3.05m approx)

Laminate flooring, UPVC double glazed window to the rear and radiator.

Bathroom

Panelled bath with wall mounted electric shower over, pedestal wash hand basin, low flush w.c., wall mounted towel radiator, tiled walls and UPVC double glazed window to the side.

Second Floor

Bedroom 4

13'5" x 12'9" approx (4.11m x 3.91m approx)

Laminate flooring, UPVC double glazed window to the side and radiator.

Outside

To the front of the property there is a low level brick wall to the front boundary with a gravelled style garden with parking, EV charger, shared tarmac driveway to the side providing access to a further off street driveway to the rear which in turn leads to the shed. There is a lawn garden enclosed with timber fence panels.

Directions

Proceed out of Long Eaton along Derby Road and at the bend with the church, turn right into College Street. Follow the road down and the property can be found on the right hand side.

9421CO

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 12mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

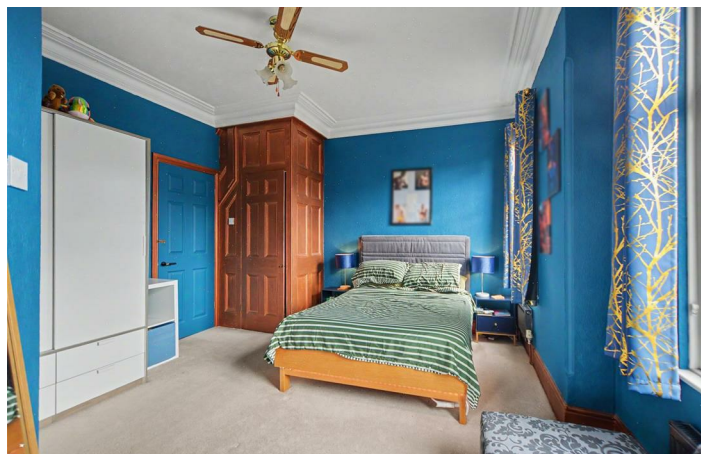
Flood Risk – No flooding in the past 5 years

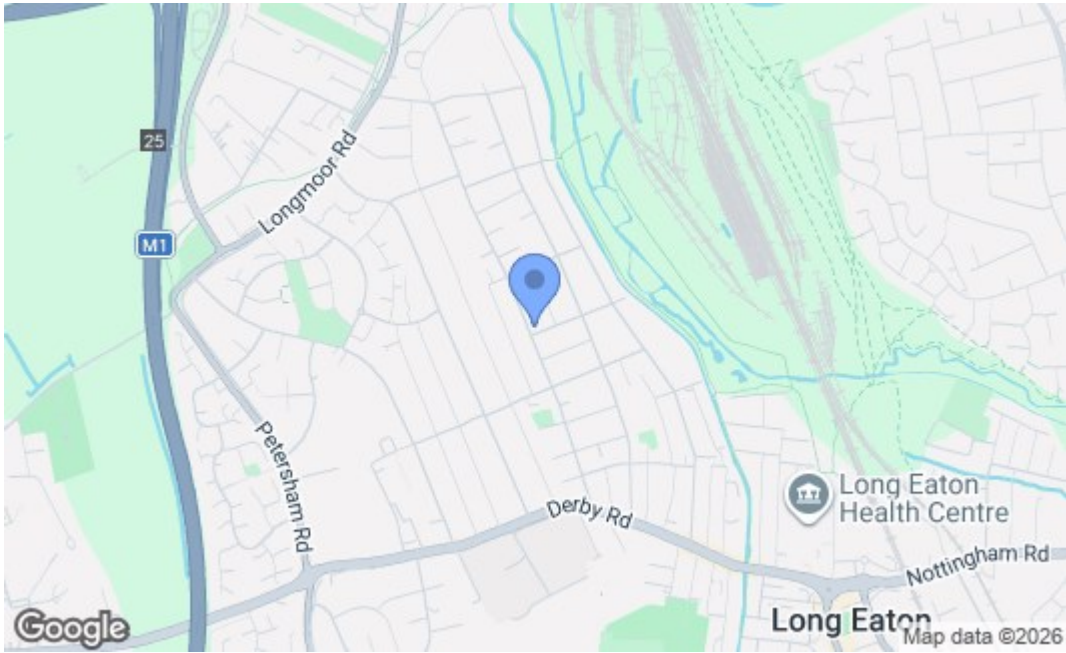
Flood Defenses – No

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		
	64	76
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.