Robert Ellis

look no further...

Curzon Street,
Long Eaton, Nottingham
NG10 4FS

Price Guide £270-280,000

Freehold

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A SPACIOUS TRADITIONAL SEMI DETACHED PROPERTY WHICH INCLUDES TWO RECEPTION ROOMS AND THREE DOUBLE BEDROOMS.

Being situated on this very popular road on the outskirts of Long Eaton, this semi detached property has over the past 2 years had the kitchen and bathrooms completely re-fitted by the current owner and is tastefully finished throughout. We are sure it will appeal to a whole range of buyers who are looking for this style of property in the Long Eaton area. 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 are able to see all that is included in this lovely home for themselves.

The property stands back from Curzon Street behind a wall with railings and is constructed of brick to the external elevations under a pitched tiled roof. The accommodation derives all the benefits from having gas central heating and double glazing and includes a reception hall with original Minton tiled flooring, lounge with bay window and log burner, dining/sitting room with cast iron fireplace, ground floor w.c. and recently re-fitted kitchen which has an extensive range of cream Shaker style units and integrated appliances. To the first floor the landing leads to the three double bedrooms, the newly fitted family bathroom and a separate shower room. Outside there is a pebbled area at the front of the house and a path leading down to the main entrance door and gated access to the rear garden. The rear garden is a particularly important feature of this lovely home with it having various places to sit and enjoy outside living and it is all kept private by brick wall and fenced boundaries.

The property is well placed for easy access to the shopping facilities provided by Long Eaton which include Asda, Tesco and Aldi stores as well as many other retail outlets, there are schools for all ages within walking distance 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.

Reception Hall
With a stained glass hard wood front entrance door and stained glass window, Minton tiled flooring, recessed lighting, cornice to the ceiling, radiator, door to a half cellar which houses the electricity meter and electric consumer unit and door to:

Lounge/Sitting Room
12'3 plus bay x 13' approx (3.73m plus bay x 3.96m approx)
Double glazed bay window to the front, log burning stove set in the chimney breast with a wooden mantle over and a tiled hearth, cornice to the ceiling and a radiator.

Dining Room
13' x 12'3 approx (3.96m x 3.73m approx)
Double glazed windows to the rear and side, feature cast iron fireplace with a tiled hearth, cornice to the ceiling, radiator and door to the inner hall and kitchen.

Inner Hall
Cloaks hanging and a shoe storage area and tiled flooring which leads into the kitchen.

Ground Floor w.c.
Having a white low flush w.c., dado rail to the walls and tiled flooring.

Kitchen
17'3 x 8'7 approx (5.26m x 2.62m approx)
The re-fitted kitchen has cream Shaker style units and oak work surfaces, a 1½ bowl ceramic sink with mixer tap, an integrated AEG dishwasher, space for both a washing machine and tumble dryer, five ring gas hob with tiled splashback and extractor above, two large shelved pantry cupboards, double oven with cupboards above and below, housing for a fridge with a cupboard over, double glazed windows to the side and overlooking the rear garden, boiler housed in a matching wall cupboard, tiled flooring, half double glazed door with cat flap leading out to the rear garden, radiator and shelving to either side of the cooking area.

First Floor Landing
The long landing has the balustrade continued from the stairs onto the landing, radiator, recessed lighting and doors leading to:

Bedroom 1
13' x 12'3 approx (3.96m x 3.73m approx)
Two double glazed windows to the front, coving to the ceiling and a radiator.

Bedroom 2
12'2 x 9'9 approx (3.71m x 2.97m approx)
Double glazed window to the rear, original cast iron fireplace, coving to the ceiling, pine flooring and a radiator.

Bedroom 3
12'6 x 8'8 approx (3.81m x 2.64m approx)
Double glazed window overlooking the rear garden, radiator and coving to the ceiling.

Bathroom
The recently re-fitted bathroom includes a panelled bath with mixer tap and a mains flow shower over with both rainwater and hand held shower heads, a glazed protective screen, low flush w.c., hand basin with a mixer tap and double cupboard beneath, radiator, tiling to the walls by the bath, sink and w.c. areas, tiled flooring, opaque double glazed window, recessed lighting and access to the loft space.

Shower Room
The shower room is fully tiled and has a walk-in shower with a pivot glazed door, opaque double glazed window, mirror to the wall, recessed lighting, tiled flooring and a radiator.

Outside
At the front of the property there is a pebbled area with a wall and railings to the front and side boundaries and a path which gives access to the front door and rear garden. At the rear of the property there is a block paved and pebbled area with a path leading down to the bottom of the garden where there is a further seating area, there is a lawn with borders to the sides, a wildlife pond, a wooden shed to the bottom left hand corner of the garden and the garden is kept private by having a wall and fence to the left hand boundary and fencing to the right and rear boundaries. There are apple and pear trees and various established borders around the garden. There is external lighting at the rear and side of the property and an outside tap.

Directions
Proceed out of Long Eaton along Derby Road and after the bend Curzon Street can be found as a turning on the right hand side. Continue along and the property can be found on the right hand side.
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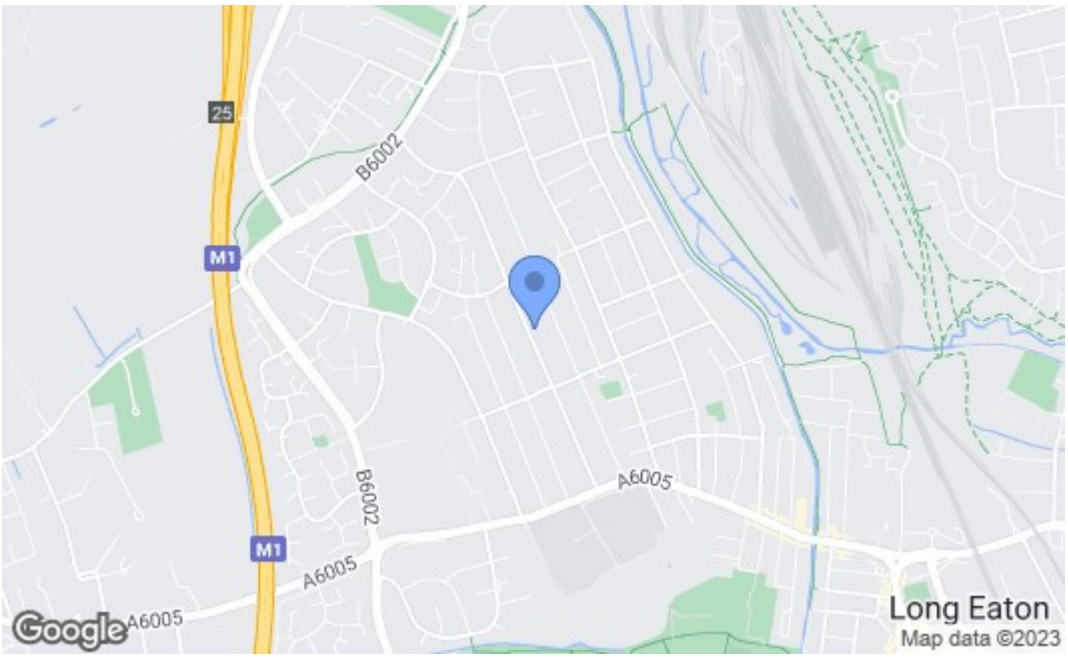
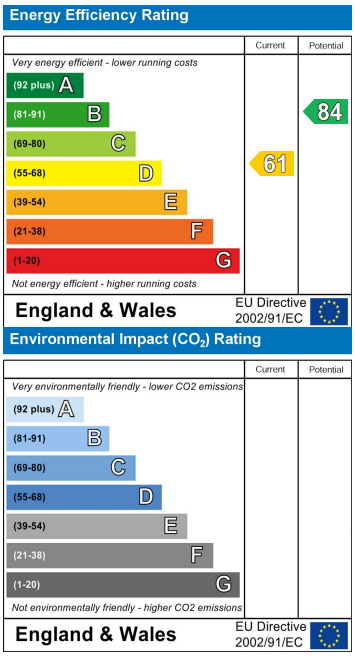
Council Tax
Erewash Borough Council Band B





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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