Robert Ellis

look no further...

Wensleydale Road,
Long Eaton, Nottingham
NG10 3HJ

£409,950 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A STUNNING INDIVIDUAL HOME WHICH OVER RECENT YEARS HAS BEEN EXTENDED TO PROVIDE FOUR OR EVEN FIVE BEDROOM ACCOMMODATION.

Being located on Wensleydale Road, this spacious semi detached property offers a lovely family home which benefits from backing onto playing fields. 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 so they can see all that is included in this lovely home for themselves. The property includes a living/dining kitchen and also benefits from having a ground floor bedroom with a shower room/w.c. which creates an almost independent suite for a visitor or older family member. The property is well placed for easy access to all the local amenities and facilities provided by the area which includes schools for younger children and access to excellent transport links, all of which have helped to make this a popular and convenient place to live.

The property is constructed of brick with monocouche style rendering to the external elevations under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits of having gas central heating, double glazing and solar panels to the roof which helps to reduce the costs of the electricity used by the property. Being entered through a stylish composite front door and the accommodation includes a hallway with a utility room off and a door leading into the open plan living/dining kitchen which has an exclusively fitted kitchen area with integrated appliances and there are bi-folding doors as well as double opening French doors leading out to the gardens. There is an inner hall which leads to the lounge, a second sitting/play room which could also be a bedroom if required, there is the ground floor double bedroom and a shower room/w.c. To the first floor the landing has a walk-in wardrobe off and has doors leading to the three good size bedrooms, with the main bedrooms having windows to the front and rear with the window at the rear overlooking the playing fields and the luxurious tiled bathroom which has a separate shower and bath. Outside there is a driveway and car parking area at the front of the house which provides off road parking for several vehicles and a private garden at the rear which has been designed and landscaped to keep maintenance to a minimum and has an Indian sandstone patio with a further hard standing area which can be used to place a hot tub or further outbuilding, there is an astroturf lawn, a wooden outbuilding and the garden is kept private by having fencing to the boundaries.

The property is within easy reach of 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 walking distance of the property, healthcare and sports facilities which includes 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, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Open porch with recessed LED lighting which extends across the front of the house, stylish composite front door with inset etched glazed panels leading to:

Reception Hall
Tiled flooring with underfloor heating, oak doors leading to the open plan living/kitchen area and utility room.

Inner Hall
Oak panelled doors leading to the lounge and a separate sitting room and stairs with hand rail leading to the first floor.

Lounge/Sitting Room
15'6 x 9'4 approx (4.72m x 2.84m approx)
Double glazed bow window with fitted blinds to the front, power points and recess to fit a Sky box or similar set on the chimney breast with shelves to either side of the chimney breast, radiator and cornice to the wall and ceiling.

Sitting Room/Office/Play Room
15'6 x 7'2 approx (4.72m x 2.18m approx)
This useful second reception room could alternatively be used as a further bedroom and has double glazed patio doors leading out to the rear garden with a double glazed window to the rear, radiator in a housing, aerial point and power point for a wall mounted TV, Ideal boiler housed in a built-in airing/storage cupboard, vinyl flooring, recessed lighting to the ceiling, the electricity meter and consumer unit are housed in a fitted wall mounted cupboard where there is also the meter for the solar panels and an oak door leading to:

Cloaks/Storage Cupboard
Having shelving and a light.

Dining/Living Kitchen
33' x 10' approx (10.06m x 3.05m approx)
The exclusively fitted kitchen area has graphite handle-less soft closing units, quartz work surfaces and LED ambient lighting running along the plinths at the bottom of the units and is fitted with a 1½ bowl sink with a mixer tap set in an L shaped quartz work surface with seating for three people to one side and has cupboards and integrated dishwasher below, space for a cooking Range with a hood over and back plate, L shaped quartz work surface with cupboards, drawers and a wine cooler below, integrated upright fridge and freezer, shelved pantry cupboard to the left and a pull out racked larder cupboard to the right, double glazed window with fitted blind to the side, recessed lighting to the ceiling, tiled flooring with underfloor heating which extends across the whole of this open plan living area and an oak panelled door leading to the inner hall and the ground floor shower room/w.c.

In the living/dining area there is a three panel bi-folding door leading out to the patio area at the rear of the house with there being LED lighting running along the soffit on the outside of these doors, double glazed French doors leading out to the rear, recessed lighting to the ceiling and tiled flooring with underfloor heating.

Utility Room
6' x 5'4 approx (1.83m x 1.63m approx)
The utility room has a double glazed window, sink with a mixer tap set and tiled splashback set in a work surface with a double cupboard and space for an automatic washing machine and tumble dryer below, space for a fridge/freezer, recessed lighting to the ceiling and an extractor fan.

Bedroom 4
11'4 x 7'6 approx (3.45m x 2.29m approx)
This double bedroom has a double glazed window to the front, radiator, recessed lighting to the ceiling and a hatch to the roof space.

Shower Room/w.c.
Having a corner shower with a mains flow shower system including a rainwater shower head and hand held shower with tiling to two walls and curved glazed doors and protective screens, low flush w.c. with a concealed cistern and hand basin with a mixer tap, tiled splashback and two drawers below, radiator, X-pelair fan, opaque double glazed window, recessed lighting to the ceiling, radiator and oak door leading to:

First Floor Landing
The balustrade continues from the stairs onto the landing, hatch to loft, oak panelled doors to the bedrooms and bathroom, programmer for the heating system and a walk-in wardrobe with a radiator, shelving and hanging space.

Bedroom 1
14'5 x 9'6 approx (4.39m x 2.90m approx)
Double glazed windows to the front and rear which overlook the rear garden and playing fields, two radiators and aerial and power point for a wall mounted TV.

Bedroom 2
9'6 x 8'8 approx (2.90m x 2.64m approx)
Double glazed window to the front and a radiator.

Bedroom 3
12'9 x 6'2 approx (3.89m x 1.88m approx)
Double glazed window to the front, double built-in wardrobe with shelf and hanging rail and a radiator.

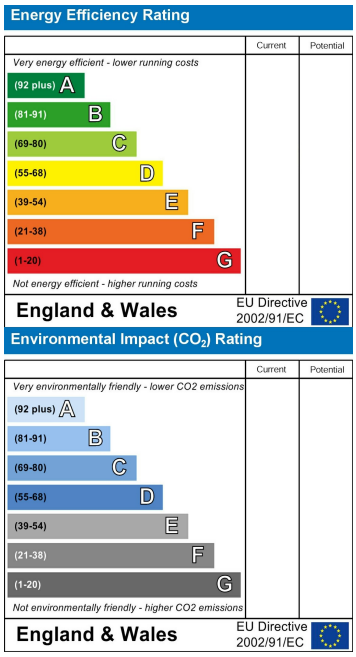
Bathroom
The bathroom is fully tiled and has a white suite with a panelled bath having a mixer tap and hand held shower, separate shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to three walls and a glazed sliding door and protective screen, hand basin with mixer tap and drawer below and a mirror to the wall above and a low flush w.c., tiled flooring, double wall cupboard, chrome ladder towel radiator and an extractor fan.

Outside
At the front of the house there is a block edged tarmacadam driveway which provides off road parking for several vehicles and there are double wrought iron gates leading out to the front and fencing to the side boundaries. The drive extends to the side of the house where there is a storage area and outside power points, an external water supply and lighting at the front of the house is provided.

The rear garden is an important feature of the property and this has been designed and landscaped to keep maintenance to a minimum. There is a large Indian sandstone patio at the rear of the house with a path leading to a further patio or base for a hot tub where there is an electric supply provided. There are raised beds to two sides of the patio and an astroturf lawn with the garden being kept private by having fencing to the boundaries. There is a large wooden shed with double opening doors and power and lighting is provided within the shed. There is external lighting, power points and an outside tap provided at the rear of the house.

Directions
Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road. At the second mini island turn right onto Dovedale Avenue and first right into Wensleydale Road.
7798AMMP

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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818