Robert Ellis

look no further...

Kirkdale Road,
Long Eaton, Nottingham
NG10 3HZ

£325,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

AN EXTENDED FIVE BEDROOM SEMI DETACHED PROPERTY SITUATED ON A CORNER PLOT.

It gives Robert Ellis great pleasure to bring to the market a property that has everything a growing family needs. The extension provides an extra reception room, a large kitchen to the ground floor and an additional two double bedrooms to the first floor. The property sits on a lovely plot having a large garden to the front, off street parking to the side, a privately enclosed rear garden which then leads to additional parking at the rear and to a detached garage. The property is found on the popular Dales Estate and would ideally suit the growing family and is within walking distance of the train station, local schools and excellent transport links. An early internal viewing is a must to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of a spacious entrance hall, lounge with window to the front and doors to the rear garden, cloaks/w.c., second reception room and dining area open to the breakfast kitchen. To the first floor there are five bedrooms and a four piece suite family bathroom that was re-fitted approximately 4 years ago. Outside there is a large front garden, off the road parking to the side for several vehicles and a privately enclosed walled rear garden. At the bottom of the garden, as previously mentioned, there is additional off the road parking and a detached garage.

The property is well placed for easy access to the Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre, there are excellent local schools for all ages within walking distance, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the transport links include J25 of the M1, Long Eaton station which is also only a few minutes walk from the property, East Midlands Airport and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
UPVC double glazed front entrance door, radiator, stairs to the first floor and door to:

Reception/Play Room
13'3 x 11'7 approx (4.04m x 3.53m approx)
UPVC double glazed window to the front, radiator, spotlights.

Lounge/Dining Room
25'1" x 10'11" approx (7.65m x 3.35m approx)
UPVC double glazed window to the front, UPVC double glazed patio doors to the rear garden, laminate flooring, two radiators.

Cloaks/w.c.
Low flush w.c., wash hand basin, extractor fan.

Breakfast Kitchen
19'4 x 11'6 approx (5.89m x 3.51m approx)
Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with mixer tap, tiled walls and splashbacks, integrated built-in oven, gas hob and extractor hood over, tiled floor, breakfast bar, UPVC double glazed door and window, plumbing for automatic washing machine and appliance space.

Dining Area
8'4 x 7'5 approx (2.54m x 2.26m approx)
UPVC double glazed window to the rear, gas central heating boiler.

First Floor Landing
Access to the loft with a pull down ladder which is partially boarded and has a light, doors to:

Bedroom 1
11'5 x 11'3 approx (3.48m x 3.43m approx)
Built-in wardrobes, radiator, TV point, UPVC double glazed window to the rear.

Bedroom 2
12'9 x 8'7 approx (3.89m x 2.62m approx)
UPVC double glazed window to the front, TV point, radiator.

Bedroom 3
11'6 x 11'1 approx (3.51m x 3.38m approx)
UPVC double glazed window to the front, built-in wardrobe, radiator.

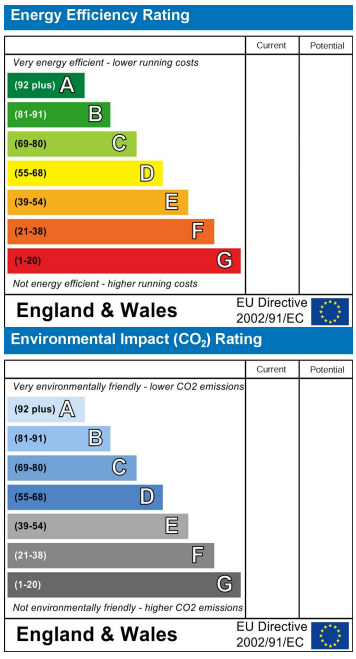
Bedroom 4
11'8" x 10'5" approx (3.58m x 3.20m approx)
Built-in wardrobes, UPVC double glazed window to the rear.

Bedroom 5
10'1 x 8'9 approx (3.07m x 2.67m approx)
UPVC double glazed window to the front, radiator, overstairs storage cupboard and TV point.

Bathroom
A four piece suite comprising of a walk-in shower cubicle with shower from the mains, bath, sink with cupboard underneath, low flush w.c, tiled walls and splashbacks, UPVC double glazed window to the rear.

Outside
To the front of the property there is a low maintenance garden having with circular patio and gravel borders full of flowers and mature shrubs privately enclosed with a dwarf wall boundary. To the side elevation there is off street parking and a side gate leading you to the low maintenance south west facing rear garden. There is a pond and patio areas with borders having mature shrubs and flowers, outside tap and is all privately enclosed with wall boundaries. To the rear of the garden there is additional parking and a detached garage

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, first left into Milldale Road and second left into Kirkdale Road and the property can be found on the right.
6726AMEC



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.