Robert Ellis

look no further...

Cobden Street,
Long Eaton, Nottingham
NG10 1BL

Price Guide £245-250,000

Freehold

0115 946 1818

/robertellisestateagent

@robertellisea

THIS IS A BRAND NEW FOUR DOUBLE BEDROOM PROPERTY WHICH ALSO HAS THREE SHOWER ROOMS AND SPACIOUS GROUND FLOOR LIVING ACCOMMODATION.

Robert Ellis are pleased to be instructed to market this brand new four bedroom semi detached home which is unique in as much as it has three shower rooms and a ground floor w.c. The property is highly appointed throughout with carpeting and LVT flooring and for the size of the accommodation which is arranged on three levels and the privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating, double glazing and being a new property, is well insulated throughout which helps to keep running costs down to a minimum. The house is entered through a stylish composite front door and the accommodation includes a lounge, inner hallway which has stairs leading to the first floor and a ground floor w.c. off and there is the exclusively fitted living/dining kitchen which has grey graphite fitted units, several integrated appliances and has French doors leading out to the private rear garden. To the first floor the landing leads to two double bedrooms, both of which have en-suite shower room/w.c.'s and to the second floor there are two further double bedrooms and a shower room with a w.c. Outside there is a walled area at the front and at the rear a private garden which has a seating area leading onto a lawn and the garden is kept private by having fencing to the boundaries and there is a gate leading out to a parking space at the rear of the house.

The property is well placed for easy access into Long Eaton where there are Asda, Tesco, Lidl 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 junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the 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 Hall
Stylish composite front door with four inset block glazed panels leading to:

Lounge/Sitting Room
12' x 11' approx (3.66m x 3.35m approx)
The lounge is positioned at the front of the house and this has a double glazed window to the front, radiator, TV point, nine power points, carpeted flooring and the electric meter and electric consumer unit are housed in a fitted cupboard.

Inner Hall
Carpeted stairs with a balustrade and cupboard under leading to the first floor, there are power points in the understairs cupboard and there is a radiator in the hall.

Ground Floor w.c.
Having a white low flush w.c. and a pedestal wash hand basin with a mixer tap and splashback, radiator and LVT flooring.

Living/Dining Kitchen
18' x 13' approx (5.49m x 3.96m approx)
The exclusively fitted kitchen has graphite grey soft closing handle-less units and includes a stainless steel sink with a mixer tap and a four ring hob set in an L shaped work surface with cupboards, drawers, oven, integrated dishwasher and an automatic washing machine below, Vokera boiler housed in an upright shelved storage cupboard, matching eye level wall cupboards, hood and back plate to the cooking area, upright integrated fridge/freezer an upright shelved pantry cupboard, radiator, LVT flooring, recessed lighting to the ceiling, double opening, double glazed French doors with matching side panels leading out to the rear garden, TV point, ten power points plus points for the integrated appliances.

First Floor Landing
There are stairs leading to the second floor from the landing, radiator, two power points and carpeted flooring.

Bedroom 1
13' x 12' approx (3.96m x 3.66m approx)
Double glazed window to the rear, radiator, TV point, six power points and carpeted flooring.

En-Suite
The en-suite to the main bedroom has a large walk-in shower with a mains flow shower system, shower boarding to three walls and a pivot glazed door, hand basin with mixer tap, double cupboard under and a splashback, low flush w.c., chrome ladder towel radiator and LVT flooring.

Bedroom 2
12' x 11' approx (3.66m x 3.35m approx)
Two double glazed windows to the front, radiator, six power points, TV point and carpeted flooring.

En-Suite
The en-suite to the second bedroom has a large walk-in shower with a mains flow shower system, panelling to three walls and a pivot glazed door, low flush w.c., hand basin with mixer tap and splashbacks, LVT flooring and a chrome ladder towel radiator.

Second Floor Landing
The balustrade continues from the stairs onto the landing, hatch with ladder to the loft and two power points.

Bedroom 3
12' x 12' approx (3.66m x 3.66m approx)
This bedroom has two Velux windows to the sloping ceiling, radiator, recessed lighting to the ceiling, TV point, six power points and carpeted flooring.

Bedroom 4
12' x 11' approx (3.66m x 3.35m approx)
Two Velux windows to the sloping ceiling, radiator, TV point, six power points, recessed lighting to the ceiling and carpeted flooring.

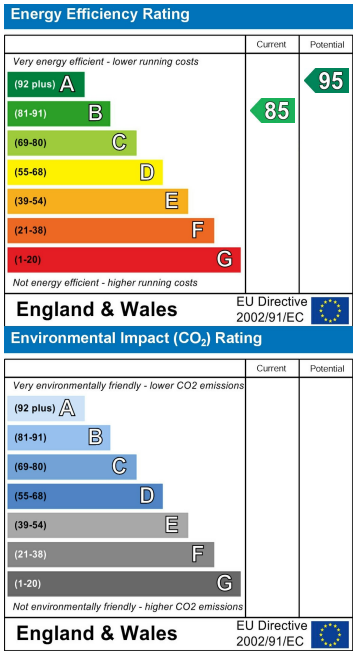
Shower Room
The shower room on the second floor has a large walk-in shower with a mains flow shower system, panelling to three walls and a glazed pivot door, pedestal wash hand basin with a mixer tap and a panelled splashback, low flush w.c., chrome ladder towel radiator and LVT flooring.

Outside
At the front of the property there is a walled pebbled area and a path leads to the front door.

At the rear there is a pebbled seating area behind the house and this leads onto a lawned garden which is kept private by having fencing to the boundaries and there is a gate at the bottom which leads to the parking space and this is accessed from the road at the side of these two new properties.

Directions
Proceed out of Long Eaton along Derby Road and turn right into Cobden Street and the properties can be found as identified by our for sale board.
8279AMMP

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