Robert Ellis

*look no further...*

College Street,
Long Eaton, Nottingham
NG10 4GJ

**£275,000 Freehold**

0115 946 1818

/robertellisestateagent @robertellisea

THIS IS A BAY FRONTED THREE BEDROOM DETACHED HOME SITUATED IN A VERY CONVENIENT LOCATION ON THE EDGE OF LONG EATON CLOSE TO THE MANY AMENITIES AND FACILITIES PROVIDED BY THE AREA

Robert Ellis are pleased to bring to the market this traditional three bedroom property which has a lovely private garden at the rear and a garage positioned to the left hand side. The property is conveniently located for all the amenities and services provided by the area, which include excellent local schools and transport links. For the size of the accommodation and the privacy of the rear garden to be appreciate, we recommend that interested parties do take a full inspection so that they are able to see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevation under a pitched, tiled roof, and the well proportioned accommodation derives the benefits from having gas central heating and double glazing.

In brief, the house includes an open porch leading through the front door to the reception hall off which there is a ground floor WC, and doors leading to the lounge, dining/sitting room from which there are double opening doors leading into the conservatory and the kitchen which has wall and base units, and integrated appliances. The first floor landing leads to the three bedrooms, one of which has a shower and a vanity hand basin and the bathroom which includes a separate shower as well as a spa bath. Outside is the detached concrete sectional garage positioned to the left hand side of the property, a driveway and easily managed garden at the front. At the rear, the garden has a decked area with a decked path leading down the side of the garage to a further raised area where there is a metal storage shed and summerhouse positioned. There is a lawn with beds to the sides 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 schools for all ages within walking distance of the property, healthcare and sports facilities, including West Park Leisure Centre and adjoining playing fields and the excellent transport links include Junction 25 of the M1 which is only a few minutes drive away, East Midlands Airport, stations at Long Eaton and East Midlands Parkway, the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

## Porch
Open porch with an arched entrance, quarry tile flooring leading through a UPVC front door which has two inset opaque glazed leaded panels and opaque glazed panels to either-side and above.

## Reception hall
Stairs with a ground floor WC under leading to the first floor, laminate flooring, radiator with a shelf over, cornice to the wall and ceiling, dado rail to the walls and doors with inset glazed panels leading to the kitchen and two reception rooms.

## Ground floor WC
Having a low flush WC, hand basin with a mixer tap and cupboard under and a double glazed window with a fitted blind to the side.

## Lounge
11'6 plus bay window x 11'5 (3.51m plus bay window x 3.48m)
Double glazed bay window to the front, Adam-style fireplace with an inset and hearth, cornice to the wall and ceiling, radiator, dado rail to the walls and two wall lights.

## Dining/sitting room
This second reception room has double opening doors with inset glazed panels and glazed side panels leading to the conservatory, log effect electric fire set in a Minton-style surround with an inset and hearth, radiator, laminate flooring, cornice to the wall and ceiling and feature circular window looking through into the lounge.

## Conservatory
11'3 x 6'4 (3.43m x 1.93m)
The conservatory has a sliding patio door with a side panel leading out to the rear garden, double opaque glazed window to the right hand side, polycarbonate roof, laminate flooring, radiator and two wall lights.

## Kitchen
12'4 x 5'6 (3.76m x 1.68m)
The kitchen is fitted with shaker-style units and has wooden work surfaces and includes a Belfast sink with a mixer tap and a four ring hob set within a wooden work surface with oven, cupboards, integrated fridge and freezer and automatic washing machine and a drawer below, a second work surface with cupboards and drawers beneath, matching eye level wall cupboards and a display cabinet with one of the wall cupboards housing an Ideal Logic gas boiler, tiling to the walls by the work surface areas, radiator, double serving hatch through to the dining room, fitted shelving to one wall, double glazed windows to the rear and side, stable-style door leading out to the side of the property and a radiator.

## First floor landing
Double glazed window to the side, the balustrade continues from the stairs onto the landing, hatch to loft and pine doors leading to the bedrooms and bathroom.

## Bedroom one
11'6 x 11'6 (3.51m x 3.51m)
Double glazed bay window to the front, a range of built-in wardrobes with sliding doors, laminate flooring, radiator and cornice to the wall and ceiling.

## Bedroom two
11'7 x 11'6 (3.53m x 3.51m)
Double glazed window to the rear, radiator, vanity sink with mixer tap and double cupboard under, an en-suite shower cubicle with a Triton shower, boarding to three sides and pivot glazed door and laminate flooring.

## Bedroom three
7'6 x 5'10 (2.29m x 1.78m)
Double glazed window to the front, radiator and laminate flooring.

## Bathroom
The bathroom is fully tiled and has a white suite including a spa bath with mixer taps, separate shower with mains flow shower system, boarding to two walls and glazed curved doors with protective screens, pedestal hand basin with mixer tap and a low flush WC, chrome heated ladder towel radiator, laminate flooring, double glazed opaque window and panelling to the ceiling.

## Outside
At the front of the property there is a block paved and pebbled driveway which extends through gates down the left hand side of the property to the garage which is positioned at the rear. In front of the property there is a large pebbled area which helps to keep maintenance to a minimum and there is fencing to the side and front boundaries with double wrought iron gates providing access onto the drive.

To the immediate rear of the property there is a raised decked area with a balustrade with the decking extending down the side of the garage to a further astro turfed seating area behind the garage where there is also a steel storage shed and summerhouse. There is a lawn and slate chipped bed with established borders to the sides and the garden is kept private by having fencing to the rear and side boundaries. At the side of the property the drive extends to the garage and the drive also provides a further seating area and storage space for bins and similar items and an outside water supply is provided towards the rear of the house.

## Garage
16' x 8' (4.88m x 2.44m)
A concrete sectional garage has an up and over door to the front and power and lighting is provided in the garage.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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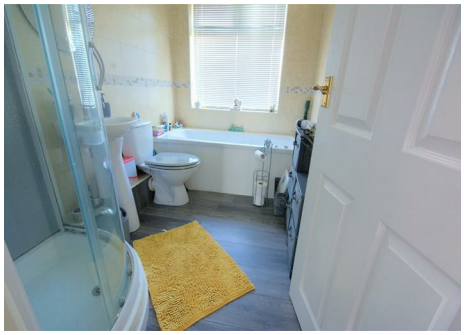

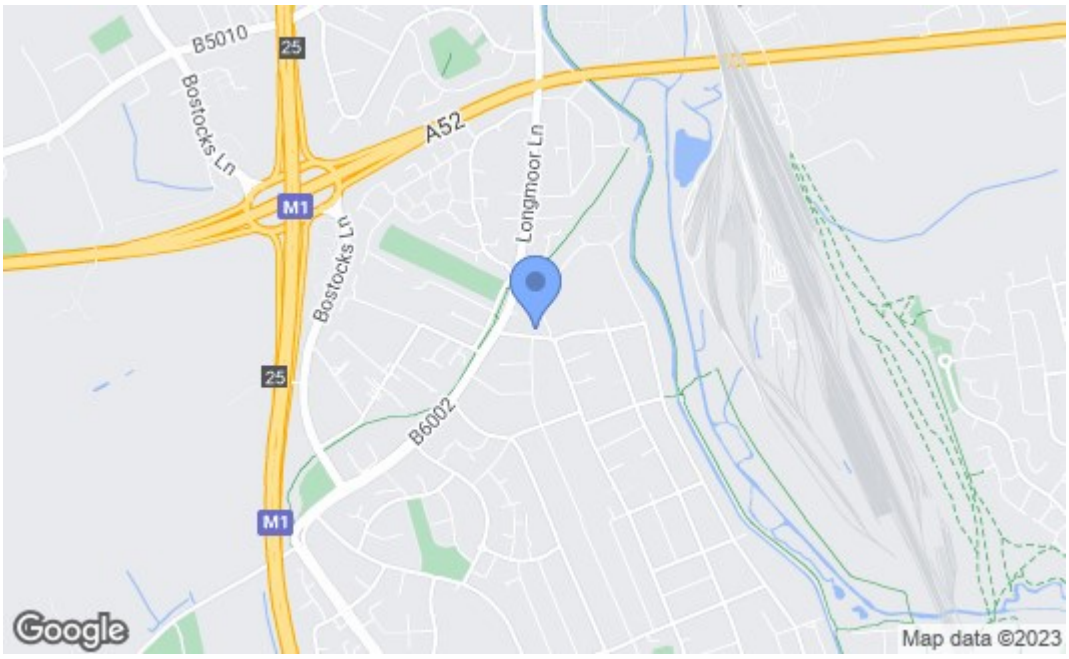


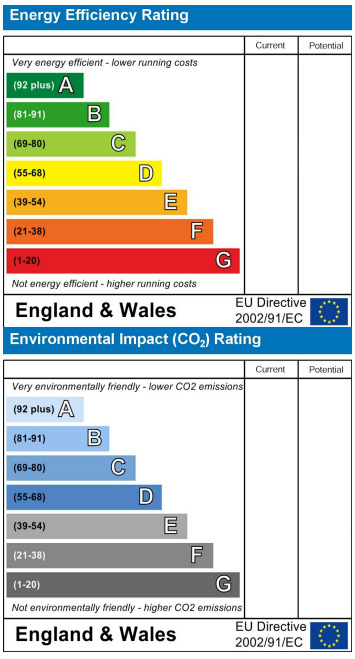


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5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818