

# Robert Ellis

*look no further...*



Douglas Road,  
Long Eaton, Nottingham  
NG10 4BH

**O/I/E £357,500 Freehold**

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@robertellisea



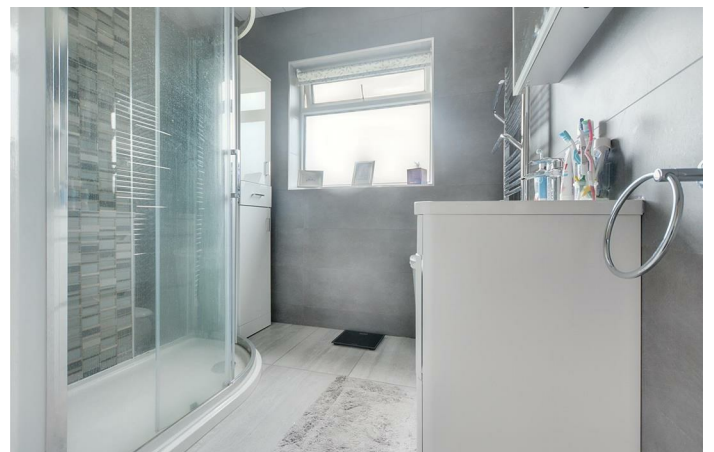


THIS IS A MOST ATTRACTIVE, EXTENDED TRADITIONAL BAY FRONTED SEMI DETACHED HOUSE WHICH IS SITUATED ON A MOST SOUGHT AFTER ROAD.

Being positioned on Douglas Road, this traditional bay fronted semi detached home will suit a whole range of buyers who are looking to live in this area of Long Eaton which is situated off Derby Road and therefore close to the excellent independent and state schools provided by Long Eaton. For the size of the accommodation and privacy of the sunny 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. As well as being positioned close to the excellent local schools, the property is only a few minutes drive away from Long Eaton town centre where there are many shops and other facilities and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property has an attractive appearance and is constructed of brick to the external elevations all under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and double glazing. Being entered through an enclosed porch, the accommodation includes a reception hall, a lounge with French doors leading out to the rear garden and internal double doors from the lounge leading into the separate dining room which has a bay window to the front and as with the lounge, a feature fireplace. The breakfast kitchen has been extended and includes extensive ranges of wall and base units and several integrated appliances. To the first floor the landing leads to three good size bedrooms, bathroom and separate w.c. and there is a flight of stairs from the first floor landing to the second floor where there is a fourth bedroom which is a room that could have alternative uses if preferred by a new owner. Outside there is a block paved drive and off road parking at the front, a brick built garage to the left hand side which has footings for a first floor extension, if required, and at the rear a private South-Westerly facing garden which has a brick store, shed and a lawn with established borders and the garden being kept private by having a wall, fencing and natural screening to the boundaries.

As previously mentioned the property is only a few minutes drive away from Long Eaton town centre where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are excellent state and independent schools within walking distance of the house, 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Porch

Enclosed porch having a double glazed door to the front with double glazed windows to either side and above with a quality wooden internal door with two inset opaque double glazed panels leading to:

### Reception Hall

Stairs with a feature balustrade leading to the first floor, radiator, cornice to the wall and ceiling, understairs storage cupboard which houses the electric meter and electric consumer unit in a fitted cupboard and the gas meter is also in a cupboard, shelving to the walls and a light and there are wood panelled doors to the two reception rooms and kitchen.

### Lounge/Sitting Room

14'10" x 11'7" approx (4.52m x 3.53m approx)

Double glazed French doors with double glazed windows to either side and above leading out to the private rear garden, coal effect gas fire set in an Adam style surround with an inset and hearth, two radiators, two wall lights and cornice to the wall and ceiling.

### Dining Room

14' x 11'6" approx (4.27m x 3.51m approx)

Double glazed bay window with stained glass leaded top panels to the front, coal flame effect fire set in an Adam style surround with an inset and hearth, cornice to the wall and ceiling, radiator and double opening doors to the lounge/sitting room.

### Breakfast Kitchen

12'6" x 10'9" approx (3.81m x 3.28m approx)

The kitchen has wood finished units and includes a 1½ bowl sink with a mixer tap set in a work surface with cupboards under, four ring AEG hob set in an L shaped work surface with cupboards and drawers below, oven and combination oven with drawers below and a cupboard above, upright integrated fridge/freezer, matching eye level wall cupboards with lighting beneath, hood to the cooking area, tiling to the walls by the work surface areas, double glazed window to the rear, recessed lighting to the ceiling, half double glazed door with a double glazed panel above leading out to the rear garden, Karndean style flooring and a radiator.

### First Floor Landing

Opaque double glazed stained glass leaded window to the side, the balustrade continues from the stairs onto the landing, cornice to the wall and ceiling, door leading to the stairs which take you to the second floor and panelled doors leading to:

### Bedroom 1

14' plus bay x 9'10" plus wardrobes (4.27m plus bay x 3.00m plus wardrobes)

Having a double glazed bay window with stained glass leaded top panels to the front, built-in wardrobes to one wall with sliding doors providing hanging space, shelves and drawers, radiator and cornice to the wall and ceiling.

### Bedroom 2

12'5" x 11'6" max approx (3.78m x 3.51m max approx)

Double glazed window to the rear, radiator, double wardrobe with sliding doors having a shelf and hanging rail, built-in cupboard beneath the stairs which lead to the second floor, cornice to the wall and ceiling and fitted shelving to an alcove.

### Bedroom 3

8'9" x 7' approx (2.67m x 2.13m approx)

Double glazed window with a stained glass leaded top panel to the front, radiator and cornice to the wall and ceiling.

### Shower Room

The original bathroom has been changed into a shower room and is fully tiled with a corner shower having a Mira shower with a rainwater shower head and hand held shower, tiling to two walls and curved glazed door and protective screens, hand basin with a mixer tap and two drawers under with a mirror fronted cabinet above, opaque double glazed window, recessed lighting and panelling to the ceiling, extractor fan, tiled flooring, double airing/storage cupboard with further cupboard above and a chrome ladder towel radiator.

### Separate w.c.

Being half tiled with a white low flush w.c., radiator, opaque double glazed window, tiled flooring and cornice to the wall and ceiling.

### Second Floor Landing

### Attic Room

17'7" max x 12'6" approx (5.36m max x 3.81m approx)

The attic has been changed into a room which could be a bedroom/sitting room or study and has the balustrade continued from the stairs into the room, radiator, two access points to the roof storage space, two Velux windows with fitted blinds, recessed lighting to the ceiling and a hatch to the loft.

### Garage

17'8" x 7'7" approx (5.38m x 2.31m approx)

The brick garage has footings for a first floor extension, if required, a pitched tiled roof and an up and over door to the front with a door having an inset glazed panel to the rear, Logic wall mounted boiler, storage in the roof space and power and lighting is provided.

### Outside

At the front of the property there is block paved parking with a wall to the left hand boundary, fencing to the right hand boundary and a low level wall to the front and there is an outside light by the front door.

The rear garden is a particularly important feature of this lovely home and has a slabbed patio to the rear of the house with a path leading to a brick store and a shed at the bottom of the garden with there being a further patio seating area, there is a lawn with established borders to the side and the garden is kept private by having fencing to the side boundaries and a wall to the rear. An outside light and external water tap is provided.

### Directions

Proceed out of Long Eaton along Derby Road and after the bend Douglas Road can be found as a turning on the right hand side.  
7966AMAMP

### Council Tax

Erewash Borough Council Band C

### Additional Information

Additional Information - Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Unknown

Phone Signal – Unknown

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

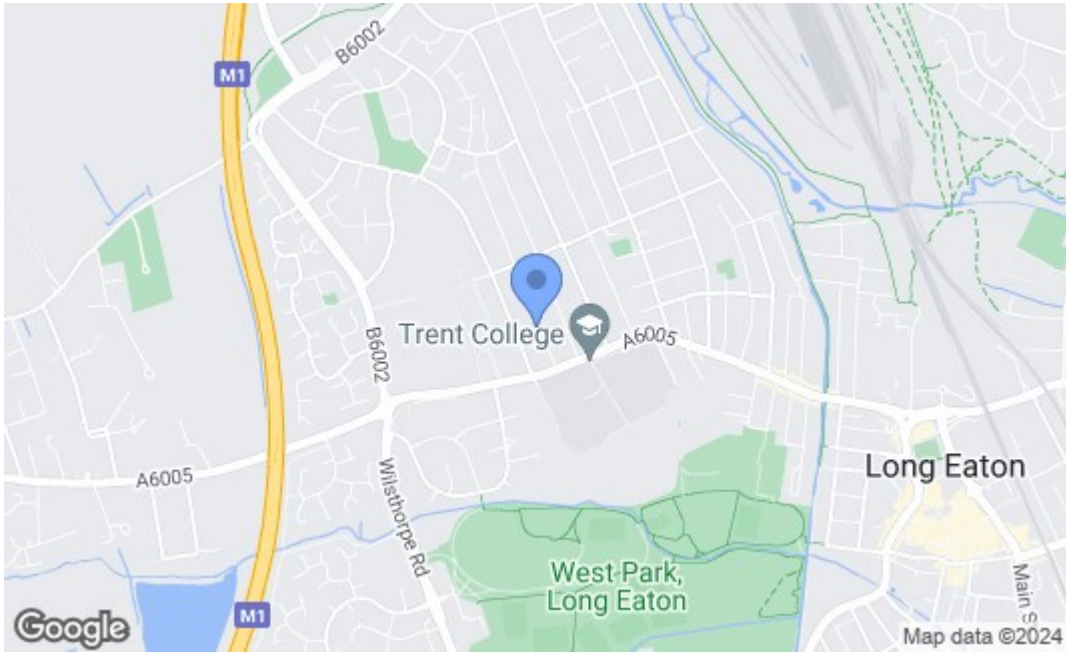
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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.