Robert Ellis

look no further...

Curzon Street,
Long Eaton, Nottingham
NG10 4FH

O/O £290,000 Freehold

0115 946 1818

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AN EXTENDED TRADITIONAL BAY FRONT THREE BEDROOM SEMI DETACHED PROPERTY WITH AN IMPRESSIVE EXTENDED OPEN PLAN KITCHEN LIVING DINER AND SOUTH FACING GARDEN.

Robert Ellis are delighted to bring to the market a property that has many traditional features intertwined with mod-cons. The mix of traditional and modern make this an ideal family home, with plenty of space. We feel viewers will love the dual-aspect open-plan extended kitchen diner with space for a dining table, sofa and having a large breakfast bar. The property is situated on this popular road in Long Eaton and benefits from a newly fitted kitchen diner and has three good size bedrooms. To fully appreciate all this property has to offer, an internal viewing comes highly recommended.

The property benefits from gas central heating and double glazing and in brief comprises of a light and airy entrance hall, lounge with a bay window and exposed brick surround fireplace, downstairs W/c/cloaks, open plan extended kitchen diner to the rear with modern units and plenty of storage and space! To the first floor there are three good size bedrooms and family bathroom with a new electric shower above. The property is set back from the road with a drive to the front, EV charging point and has its own access to a good size privately enclosed rear garden, with decking, lawn, pond and plenty of space for al-fresco living.

The property is within easy reach of the Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and transport links include J25 of the M1, Long Eaton and East Midlands Parkway Stations, East Midlands Airport and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
9'2 x 5'7 approx (2.79m x 1.70m approx)
UPVC double glazed door to the front with windows either side, laminate flooring, ceiling light and doors to:

Lounge
12'3 x 15'5 approx (3.73m x 4.70m approx)
UPVC double glazed bay window to the front, ceiling light, grey carpeted flooring, TV point, brick fireplace and slate hearth with space for a fire.

Open Plan Kitchen Diner
14'2 x 30'3 approx (4.32m x 9.22m approx)
Two UPVC double glazed windows to the side, door to the side, French doors to the rear garden, wood laminate flooring, ceiling fan and light, two tall modern white radiators and two wall lights. The kitchen consists of grey matt handle-less wall, base and drawer units with grey laminate work surfaces over, large breakfast bar, grey gloss brick style tiled splashbacks, LED recessed spotlights, TV point, inset stainless steel sink and drainer with swan neck mixer tap, extractor fan, Bosch oven and microwave, Bosch induction hob, spaces for an integral dishwasher and washing machine, one wall with white handle-less units with work surface area and built-in fridge and freezer.

Utility/w.c.
7'7 x 5'5 approx (2.31m x 1.65m approx)
Ceiling light, extractor, low flush w.c., laminate flooring, understairs shoe storage, sink unit with storage below and corner cupboard.

First Floor Landing
6'6 x 11'2 approx (1.98m x 3.40m approx)
Carpeted flooring, radiator, ceiling light, loft access hatch and doors to:

Bedroom 1
10'5 x 13'7 approx (3.18m x 4.14m approx)
UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

Bedroom 2
8'9 x 13'7 approx (2.67m x 4.14m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

Bedroom 3
5' x 10'3 approx (1.52m x 3.12m approx)
UPVC double glazed window to the side, carpeted flooring, radiator, ceiling light and built-in storage cupboard housing the boiler.

Bathroom
5'5 x 4'6 approx (1.65m x 1.37m approx)
Obscure UPVC double glazed window to the side, tiled walls and floor, ceiling light, tiled bath with brand new electric shower above and sliding glass screen, shelf for storage, pedestal wash hand basin, low flush w.c. and chrome towel radiator.

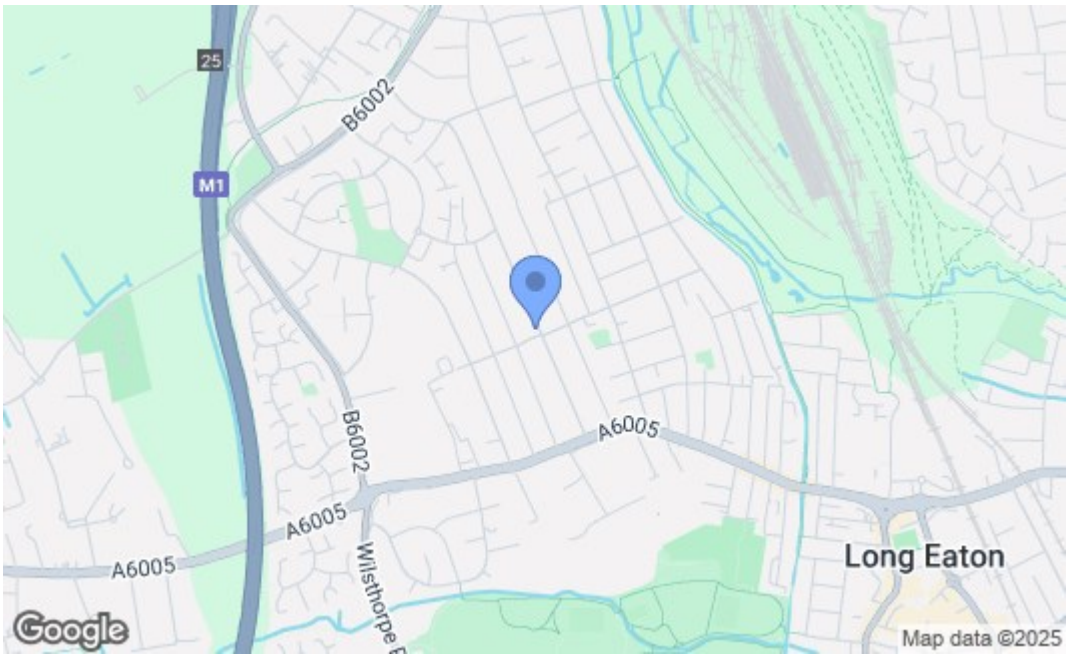
Outside
To the front of the property there is a block paved driveway with an EV charging point.

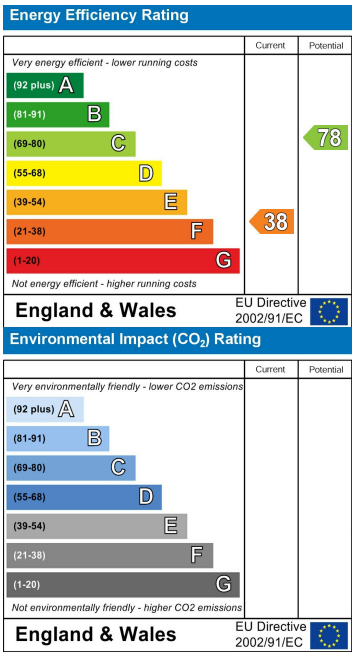
There is an enclosed, south facing garden to the rear with fencing to the boundaries, access down the left hand side of the property. Decked area, lawn and pond, summerhouse and established shrubs and plants.

Directions
Proceed out of Long Eaton along Derby Road and after passing the bend, Curzon Street can be found as the second turning on the right hand side.
8910AMJG

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 14mbps Superfast 62mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, Vodafone
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





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