Robert Ellis

look no further...

Trowell Grove,
Long Eaton, Nottingham
NG10 4BB

Price Guide £375-385,000

Freehold

0115 946 1818

/robertellisestateagent

@robertellisea

A TRADITIONAL BAY FRONTED DETACHED HOUSE THAT HAS BEEN EXTENDED AND IS IN A SOUGHT AFTER LOCATION.

This appealing property is set back from the road and has a block paved driveway providing off road for two vehicles and access to the single garage. The entrance porch is double glazed and leads to the original front door with a feature decorative glazed light panel within and decorative leaded windows either side. The entrance hallway has the original wooden flooring and stairs rising to the first floor and door access to the two reception rooms and kitchen. The dining room has a feature period fireplace, stripped wooden floor boards and walk in bay window to the front elevation. The living room has a feature working open fireplace with ornate timber surround and a double glazed door that opens to the rear garden. The breakfast kitchen is modern fitted and has a feature tiled wall and a original storage cupboard with shelving and drawers, the cloakroom is accessed off the kitchen. The first floor landing provides access to two double and one single bedroom, family bathroom and stairs leading to the second floor. The second floor landing leads to two single bedrooms and both have Velux skylights. The rear garden offers an excellent level of privacy and has various seating areas, timber storage shed, covered BBQ area and a timber hut with sauna. This property would appeal to a variety of buyers that are looking for a period detached property in a favoured location.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, schools for all ages which include the Wilsthorpe Academy, The Elms and Trent College, walks in the nearby open countryside 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 with UPVC fully glazed doors, tiled floor and original timber door with obscure decorative light panel within and matching leaded decorative panels either side leading into:

Entrance Hall
Stairs to the first floor, coving, picture rail, radiator, feature wooden flooring, understairs storage cupboard with a UPVC double glazed window to the side, light, shelving and housing the electrical consumer unit. Doors to:

Dining Room
11'4" x 11'3" plus bay approx (3.46m x 3.45m plus bay approx)
UPVC double glazed bay window to the front, picture rail, feature fireplace with tiled hearth and surround, stripped wooden floorboards.

Living Room
16'2" x 11'5" max (4.95m x 3.48m max)
Picture rail, radiator, double glazed door to the rear, UPVC double glazed window to the rear, feature open fireplace with wooden surround, tiled inset and hearth.

Breakfast Kitchen
14'4" x 9'9" approx (4.37m x 2.99m approx)
UPVC double glazed windows to the front and rear, double glazed door to the rear, high gloss wall, base and drawer units with laminate work surface over, composite sink and drainer with chrome mixer tap, tiled splashback, plumbing and space for a dishwasher, integrated Smeg oven, stainless steel Smeg four ring gas hob over and extractor above, breakfast bar area, plumbing and space for a washing machine, space for a tall fridge freezer, large feature high gloss tiled floor, original storage cupboards with shelving and drawers into the chimney recess, cupboard housing the Mains combi boiler, electric panelled heater and feature tiled wall and door to:

Cloaks/w.c.
6'4" x 3'7" approx (1.95m x 1.11m approx)
Low flush w.c., fully tiled walls and floor, white pedestal wash hand basin, obscure UPVC double glazed window.

First Floor Landing
Obscure UPVC double glazed window to the side, coving, stairs to the second floor and doors to:

Bedroom 1
11'4" plus bay x 11'5" approx (3.47 plus bay x 3.48m approx)
UPVC double glazed window to the front, radiator, picture rail and stripped wooden floorboards.

Bedroom 2
9'3" x 9'7" to wardrobes approx (2.83m x 2.93m to wardrobes approx)
UPVC double glazed window to the rear, wardrobes with shelving and hanging and a radiator.

Bedroom 3
7'1" x 7'8" approx (2.17m x 2.34m approx)
UPVC double glazed window to the front with decorative light panel within, radiator and shelving for storage.

Bathroom
6'11" x 10'2" approx (2.11m x 3.1m approx)
Obscure UPVC double glazed windows to the side and rear, three piece suite comprising of a feature Whirlpool Jacuzzi bath with jets and lights, mains fed shower over having a rainwater shower head and hand held shower, mixer tap and shower curtain, vanity wash hand basin with chrome mixer tap, tiled walls, wood effect laminate flooring, radiator and loft access hatch.

Second Floor Landing
Velux skylight window and doors to:

Bedroom 4
11'1" x 7'11" max (3.4m x 2.43m max)
Velux skylight window and eaves storage.

Bedroom 5
6'9" x 11'2" approx (2.08m x 3.42m approx)
Velux skylight window, eaves storage.

Outside
To the front there is a block paved driveway providing off road parking for two vehicles, access to the single garage, low level stone wall to the front, decorative wrought iron gate with block paved pathway leading to the porch. Mature trees, shrubs and hedges to the borders and decorative slate chippings.

To the rear there is a South-East facing garden with a large tiered decked area with covered seating area, sunken pebbled seating area, lawned garden, storage shed, double power point and outside tap.

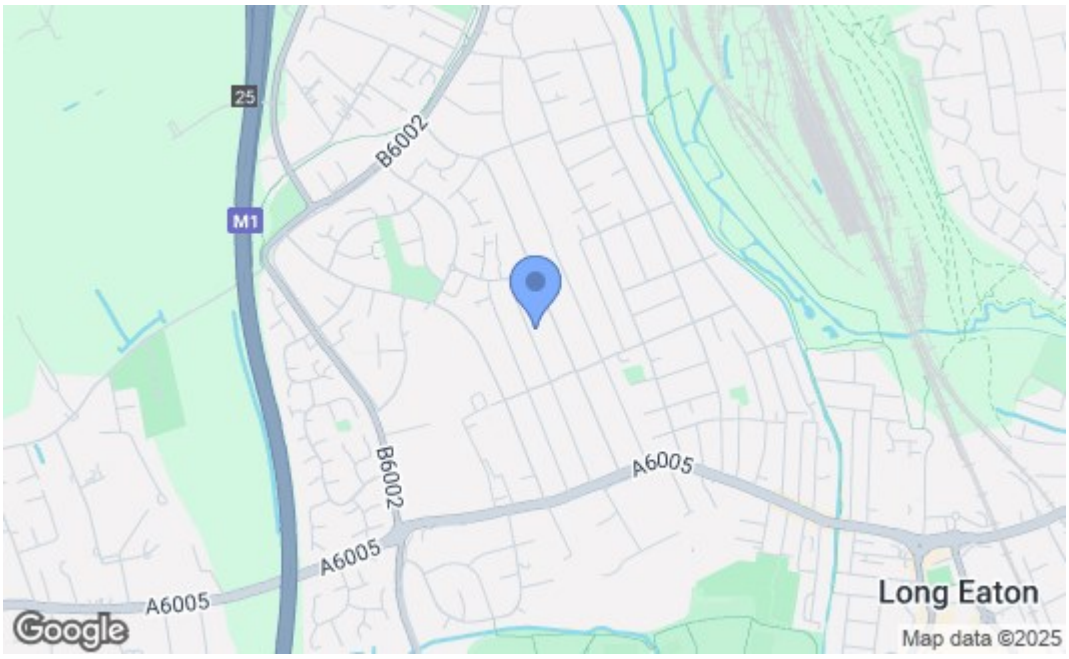
Garage
20'9" x 7'6" approx (6.33m x 2.29m approx)
Brick construction with an up and over door to the front, power and light, window overlooking the rear garden and wooden door to the rear.

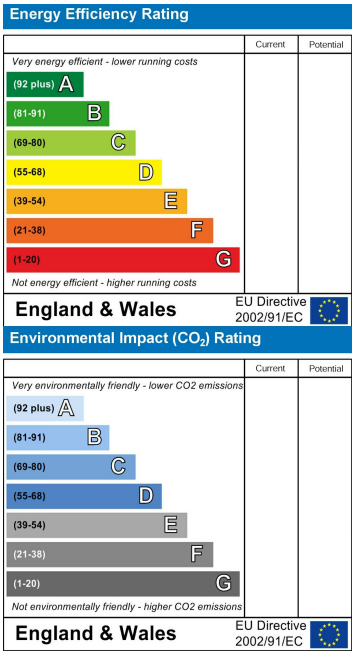
Timber Hut/Sauna
Housing the infra red sauna

Directions
Proceed out of Long Eaton along Derby Road and after passing the church on the bend, Trowell Grove can be found as the fourth turning on the right hand side.
8830AMMP

Council Tax
Erewash Borough Council Band C

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 13mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – Three, 02, 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