Robert Ellis

look no further...

Haslemere Road,
Long Eaton, Nottingham
NG10 4AG

£595,000 Freehold

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THIS IS AN INDIVIDUAL THREE BEDROOM DETACHED BUNGALOW SITUATED ON A QUIET ROAD WITHIN THE PARKSIDE AREA OF LONG EATON.

Robert Ellis are pleased to be instructed to market this individual detached bungalow which offers extremely well maintained and cared for accommodation which has a beautiful private garden to the rear which provides several places for people to sit and enjoy outside living. The property offers well proportioned three bedroom accommodation which we recommend is viewed by interested parties so they can see the size of the rooms included and the privacy of the rear garden for themselves. The bungalow is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which has helped to make this a very popular and convenient location to live.

The property has an attractive appearance and is constructed of brick to the external elevations under a pitched tiled roof. Being entered through an original stained glass leaded front door, the accommodation derives all the benefits of gas central heating and double glazing and includes a spacious hallway which has doors leading to the large lounge/sitting room which has a feature fireplace, the exclusively fitted dining kitchen, from which there are sliding glazed doors leading into the conservatory which provides a further area to sit and connects to the private Southerly facing rear garden. There is a utility/laundry room and a separate w.c., three double bedrooms, the third bedroom currently being used as a dining room/study and the bathroom has a white three piece suite including a mains flow shower system over the bath. Outside there is an adjoining brick garage, a block paved driveway and patio area at the front where there is also a lawned garden with established beds to the side and front boundaries and at the side of the bungalow there is a gate leading to a path which takes you to the rear garden. The rear garden is a particularly important part of this lovely home with there being a patio extending across the rear of the bungalow which leads onto a lawned garden which has mature and well cared for beds to the sides with there also being a central bed and at the bottom of the garden there is a raised area and a place where you could position a shed, greenhouse or other outbuilding. The garden is kept private by having fencing to the three boundaries and is not overlooked by any of the adjoining properties.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, if required there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, there are walks in the nearby open countryside and the 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
Open porch with an outside light and quarry tiled flooring leading through an original stained glass leaded front door with matching stained glass side panels to:

Reception Hall
The spacious reception hall has a radiator, cornice to the wall and ceiling, feature arched recess and double opening leaded glazed doors leading to:

Lounge/Sitting Room
19' x 12'9 approx (5.79m x 3.89m approx)
This main reception room has a double glazed sliding door with matching full height side panels leading out to the Southerly facing gardens, there are double glazed leaded windows to either side of the room, a feature coal effect gas fire set in an Adam style surround with an inset and hearth, cornice to the wall and ceiling, two radiators and two wall lights.

Dining Kitchen
11'10 x 11'7 approx (3.61m x 3.53m approx)
The kitchen was re-fitted approximately 10 years ago and has white Shaker style units with brushed stainless steel fittings and wood grain effect work surfaces and includes a 1½ bowl stainless steel sink with a mixer tap and a four ring Electrolux hob set in an L shaped work surface with cupboards, oven and drawers beneath, work surface with a range of nine drawers below and above there are two glass shelved display cupboards and a double eye level cupboard, further wall cupboards and a hood over the cooking area, tiling to the walls by the work surface areas, tiled flooring, double glazed window to the side and double glazed sliding door with a matching side panel leading into the conservatory, cornice to the wall and ceiling, radiator and dado rail to the walls.

Utility Room
9'3 x 8' approx (2.82m x 2.44m approx)
The utility room has a Belfast sink with hot and cold taps, a floor mounted Baxi boiler, space and plumbing for an automatic washing machine and an upright fridge/freezer, range of wall units, tiling to the walls by the sink area, tiled flooring, radiator, access to the loft, cloaks hanging and a hard wood door with two inset opaque glazed panels leading out to the side of the property.

Ground Floor w.c.
Having a white low flush w.c., corner hand basin with tiled splashback, opaque double glazed window and tiled flooring.

Conservatory
11'7 x 10'8 approx (3.53m x 3.25m approx)
The conservatory provides a further area to sit and also connects to the rear garden and has double opening double glazed French doors with fitted blinds leading out to the garden, double glazed windows to the side and rear, again with fitted blinds, a vaulted glazed roof, radiator and tiled flooring.

Bedroom 1
11'9 x 12' approx (3.58m x 3.66m approx)
Double glazed leaded window to the front with two further leaded glazed windows to the side, range of built-in wardrobes extending along one wall, radiator and cornice to the wall and ceiling.

Bedroom 2
11'10 x 11'10 approx (3.61m x 3.61m approx)
Double glazed leaded window to the rear, radiator, double built-in wardrobe and cornice to the wall and ceiling.

Bedroom 3
9'6 x 8'2 approx (2.90m x 2.49m approx)
This third bedroom is currently used as a dining room/study and has a double glazed leaded window to the front, a double wardrobe/storage cupboard, radiator and cornice to the wall and ceiling.

Bathroom
The bathroom has a white suite including a tiled panelled bath which has chrome hand rails, a mixer tap and an overhead mains flow shower system with tiling to three walls and a protective glazed screen, low flush w.c. and a hand basin set on a surface with cupboards beneath, opaque double glazed leaded window, radiator, cornice to the wall and ceiling, recessed lighting to the ceiling and a copper lagged tank enclosed in a built-in airing/storage cupboard.

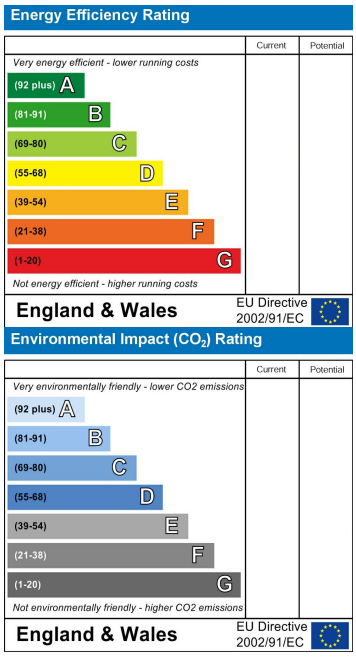
Outside
At the front of the property there is a block paved driveway which provides off road parking, there is a patio/seating area in front of the bungalow, a lawn with established borders to the front and left hand side and to the right hand side of the bungalow there is a gate which provides access to a path which takes you to the rear garden. There is fencing to the side boundaries and a low level wall to the front with wrought iron gates leading from the road onto the driveway.

The rear garden is a particularly important feature of this lovely bungalow and there is a patio extending across the rear of the property and to the left of the bungalow there is a slabbed storage area which is an ideal place to position bins and other items. There is a large lawned garden which has established beds and planting to the sides with there also being a central bed and as people will see when they view the property, the rear garden is extremely well maintained and looked after and provides several places for people to sit and enjoy outside living. At the bottom of the garden there is a raised bed and a place to position a shed, greenhouse or similar building and the garden is kept private by having fencing to the sides and rear. there is outside lighting and an external tap provided.

Garage
15' x 8'2 approx (4.57m x 2.49m approx)
The adjoining brick garage has an electrically operated up and over door to the front, opaque glazed window to the side and a half Georgian glazed door leading out to the side of the garage, shelving to one wall, power points and lighting is provided and the electric and gas meters and electric consumer unit/fuse box also being housed in the garage.

Directions
Proceed out of Long Eaton along Derby Road continuing past Trent College and taking the left hand turning into Parkside Avenue and left into Haslemere Road.
7304AMMP

Council Tax
Erewash Borough Council Band E



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.

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