Robert Ellis

*look no further...*

Trowell Grove,
Long Eaton, Nottingham
NG10 4BB

**£385,000 Freehold**

0115 946 1818

/robertellisestateagent @robertellisea

THIS IS AN EXTENDED TRADITIONAL BAY FRONT PROPERTY WHICH PROVIDES FOUR BEDROOM ACCOMMODATION AND STUNNING GROUND FLOOR LIVING SPACE.

Being situated on this popular road on the outskirts of Long Eaton, this traditional bay front property has over recent years been significantly extended and refurbished but still retains many original features which complement the work that has been recently carried out. For all that is included in this lovely home to be appreciated, we strongly recommend that interested parties do take a full inspection so they can see the whole property including the incredible living/dining kitchen area and the main bedroom suite for themselves. There is also a private garden which has been landscaped and designed to keep maintenance to a minimum and this provides several places for people to sit and enjoy outside living, as well as a safe and secure place for children to play. The property is well positioned for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area which includes excellent local schools and transport links, all of which have helped to make this a very popular and convenient place for people to live.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof with a large dormer being incorporated in the rear part of the roof and the tastefully finished accommodation derives all the benefits of gas central heating and double glazing. In brief the house is entered through a stylish composite front door to the reception hallway which has the original oak flooring and a staircase with feature balustrade leading to the first floor, there is a cloakroom and ground floor w.c. off the hallway and oak doors lead to the lounge which is positioned to the front of the house and this has fitted cupboards and shelving to either side of the chimney breast and shutters to the bay window and to the rear there is a door taking you to the living/dining kitchen which has an exclusively fitted kitchen area with light cream and grey gloss fronted units and from the living/dining area there are bi-folding doors leading out to the rear garden. To the first floor the landing leads to three bedrooms and the luxurious bathroom which has a shower over the bath and from the first floor landing there is a second flight of stairs taking you to the second floor where there is the main bedroom suite which has a fully tiled en-suite shower room, which again has a mains flow shower system. Outside there is car standing for two vehicles and an easily managed garden to the front and to the left of the property there is a garage/store with electric roller door to the front and this also provides a utility room facility. There is a doorway at the rear of the garage with a path taking you to the rear garden which is again an important feature of the property and is kept private by having quality fencing to the three main boundaries.

The property is within easy reach of Long Eaton town centre where there are Asda and Tesco superstores and many other retail outlets as well as local pubs, restaurants and the well regarded Clifford Gym, there are schools for all ages within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, walks in nearby open countryside and the transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway Stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

## Porch
Open porch with brick arched entrance, outside light, power point and charging point for an electric vehicle.

## Entrance Hall
Recently installed stylish composite front door with inset stained glass leaded panel and matching double glazed stained glass leaded side panels with opaque double glazed panels above, stairs with feature balustrade having wooden spindles and oak balustrade leading to the first floor with an understairs storage cupboard that has a double glazed window to the side and houses the electric consumer unit and electric meter, feature vertical radiator, original oak flooring and oak doors leading to:

## Cloakroom
The cloakroom has hanging space, high level storage shelf and laminate flooring that leads through into:

## Ground Floor w.c.
Having a white low flush w.c., wall mounted hand basin set on a tiled wall, chrome ladder heated towel radiator, laminate flooring and extractor fan.

## Lounge/Sitting Room
13' into bay x 10'8 approx (3.96m into bay x 3.25m approx)
Double glazed bay window with fitted shutters to the front, fitted double cupboards and shelving to either side of the chimney breast with the chimney breast having a feature arched recess and a radiator.

## Open Plan Dining/Living Kitchen
20'8 x 20'6 approx (6.30m x 6.25m approx)
This stunning room has cream and grey gloss fronted units with brushed stainless steel fittings with wooden work surfaces and includes a 1½ bowl sink with a mixer tap and five ring gas hob set in a wooden work surface which extends to two walls and has ranges of cupboards, drawers, an integrated dishwasher and space for a further appliance or storage below, integrated upright fridge and freezer, oven and combination oven with cupboard under which currently houses a small fridge/freezer (not included) and a cupboard over, upright shelved pantry cupboard, range of upright storage cupboards to one wall, one of which houses the gas boiler, central wooden island/breakfast bar with cupboards and wine rack below with this providing seating for 3/4 people, hood and back plate to the cooking area, tiling to the walls by the work surface areas, double glazed window to the rear and half double glazed door leading out to the side.

From the living/dining area there are bi-folding door leading out to the rear garden, wooden flooring extends across the whole of the living/dining kitchen, radiator and feature vertical radiator, part vaulted ceiling with two Velux windows and recessed lighting with further recessed lighting to the ceiling in the sitting and kitchen areas of this room and aerial and power point for a wall mounted TV.

## First Floor Landing
The feature balustrade with wooden spindles and oak hand rail leads from the stairs onto the landing, second flight of stairs leading to the main bedroom suite which is on the second floor, double glazed window to the side and oak panelled doors to:

## Bedroom 2
14'4 x 10'8 approx (4.37m x 3.25m approx)
Double glazed window to the rear and a radiator.

## Bedroom 3
13' into bay x 10'8 approx (3.96m into bay x 3.25m approx)
Double glazed bay window with fitted shutters to the front and a radiator.

## Bedroom 4
6'8 x 6'8 approx (2.03m x 2.03m approx)
Double glazed window with fitted shutters to the front, radiator and laminate flooring.

## Bathroom
The main bathroom has been recently re-fitted and incorporates a white suite having a P shaped bath with a mixer tap and overhead shower including a rainwater shower and hand held shower with a protective curved screen, low flush w.c. and a pedestal wash hand basin with a mixer tap and tiled splashback, walls fully tiled to the bath and w.c. areas, opaque double glazed window, tiled flooring, recessed lighting to the ceiling, X-pelair fan, chrome ladder towel radiator and mirror fronted wall mounted cabinet.

## Second Floor Landing
Velux window to the sloping ceiling, recessed lighting and oak panelled door leading to the main bedroom.

## Bedroom 1
18' x 11'5 approx (5.49m x 3.48m approx)
This large main bedroom has a double glazed window to the rear and a Velux window to the sloping ceiling, feature vertical radiator, access to roof storage space, range of built-in wardrobes extending along one wall, recessed lighting and an oak panelled door leading to:

## En-Suite
6'6 x 5'8 approx (1.98m x 1.73m approx)
The en-suite to the main bedroom is fully tiled and has a corner shower with a mains flow shower system which includes a rainwater shower head and hand held shower, low flush w.c. and hand basin with mixer tap with two drawers below, tiled flooring, opaque double glazed window, feature ladder towel radiator, recessed lighting to the ceiling, X-pelair fan and wall mounted mirror fronted cabinet to the wall by the sink.

## Outside
At the front of the property there is a block paved and tarmacadam driveway which provides off the road car standing for two vehicles and there is an electricity supply point provided in the porch for charging an electric vehicle, to the right of the drive there is a block edged pebbled area and there is fencing to both side boundaries and an outside light next to the garage.

The rear garden has been landscaped and designed to keep maintenance to a minimum. To the immediate rear of the property there is a decked area having a pergola over and a raised bed to the right hand side with a slabbed patio to the left of the decking and a pathway leading down to the bottom of the garden where there is a play area and a base to position a further outside storage building. The rear garden has an astroturf lawn with slate chipped beds to the side and the garden is kept private by having quality fencing to the three boundaries. There is an outside water supply, lighting and power points.

## Garage/Store
10'8 x 6'4 approx (3.25m x 1.93m approx)
This most useful storage facility which is positioned t the left of the property has an electric roller door to the front and a half double glazed door to the rear, boarded roof storage space, power and lighting, space for appliances including a washing machine, tumble dryer and fridge/freezer. To the back of the garage there is a slabbed pathway with fencing to the left hand boundary and bin storage space to the right leading to the door from the kitchen and to the rear garden.

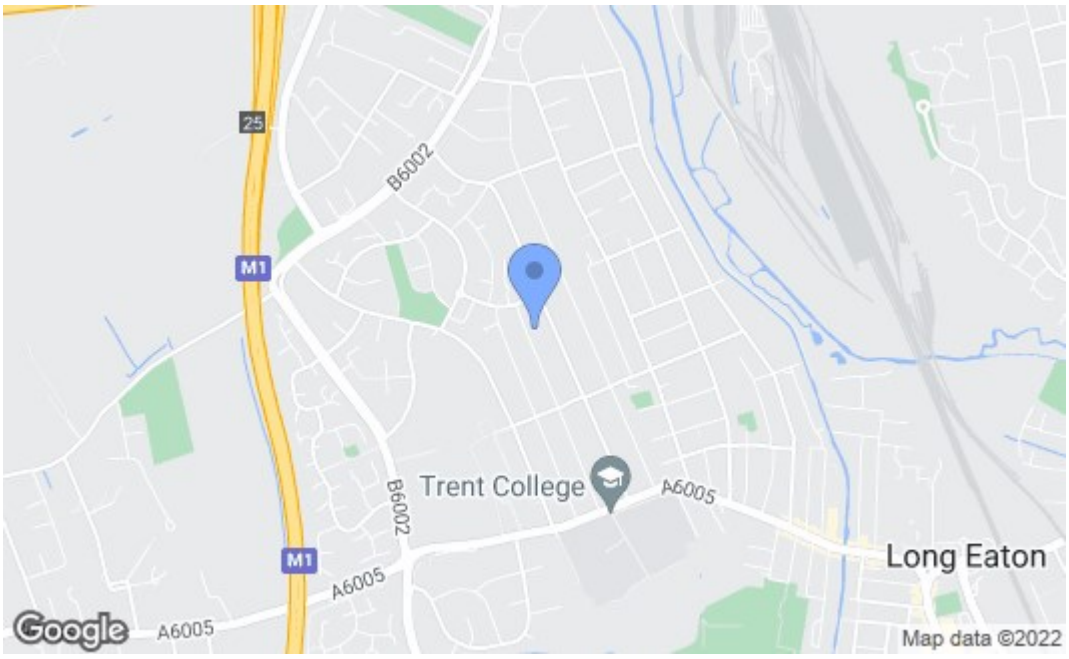
## Brick Store
5'9 x 4' approx (1.75m x 1.22m approx)

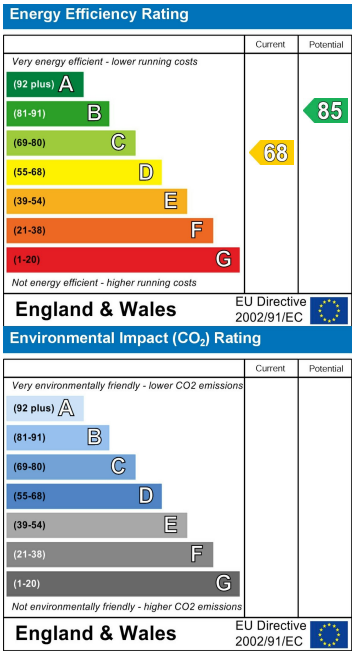
## Shed
7'8 x 5'7 approx (2.34m x 1.70m approx)

## Directions
Proceed out of Long Eaton along Derby Road and after passing the bend Trowell Grove can be found as a turning on the right hand side with the property identified by our for sale board.
6770AMMP

# Robert Ellis

*look no further. . .*




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