

# Robert Ellis

*look no further...*



Curzon Street,  
Long Eaton, Nottingham  
NG10 4FG

**O/O £275,000 Freehold**

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THIS IS A THREE DOUBLE BEDROOM EDWARDIAN SEMI DETACHED PROPERTY LOCATED ON A VERY POPULAR ROAD WHICH IS CLOSE TO ALL THE AMENITIES AND FACILITIES PROVIDED BY LONG EATON AND THE SURROUNDING AREA.

Being situated on Curzon Street, this Edwardian semi detached home provides spacious accommodation which still retains many original features such as Minton tiled flooring in the hallway, pine internal doors, cornices, original pine fitted cupboards in the kitchen and on the landing and being tastefully finished throughout, provides a lovely home that will suit a whole range of buyers. The property had the boiler replaced 2 years ago and also had the kitchen recently re-fitted with Wren units and wooden work surfaces and for all that is included in this stunning home to be appreciated, we recommend that interested parties do take a full inspection so they can see the whole property for themselves.

The property stands back from the road with a walled garden area at the front and is constructed of brick to the external elevations under a pitched tiled roof. The accommodation includes an open porch leading through the front door to the reception hall, off which there is the lounge which is positioned at the front of the house and this has a feature original fireplace and the dining/sitting room which leads through into the recently re-fitted breakfast kitchen and to the rear of the kitchen there is a hallway which takes you to the ground floor w.c. and to the garden/breakfast room which connects the main living accommodation to the private rear garden. To the first floor the spacious landing leads to the three double bedrooms, the main bedroom having an en-suite shower room and there is the main family bathroom which has a shower over the bath. Outside there is a walled garden at the front and a path leading down the left hand side of the house to the rear. At the rear of the property the garden has been designed and landscaped to keep maintenance to a minimum and provides several areas to sit and enjoy outside living.

The property is within easy reach of the centre of Long Eaton where there are Asda and Tesco superstores and many other retail outlets, there are both state and independent schools within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, there are walks in the nearby 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

Open porch with Minton tiled floor and an outside light leading through a UPVC door with inset leaded glazed panel to:

## Reception Hall

Stairs with hand rail leading to the first floor, original Minton tiled flooring, cornice to the wall and ceiling and feature plaster arch, radiator and pine doors leading to:

## Lounge/Sitting Room

12'5 x 12' approx (3.78m x 3.66m approx)

Double glazed window to the front with double glazed leaded opaque glazed top panels, feature coal effect gas fire set in an Adam style surround with a cast iron and tiled hearth, cornice to the wall and ceiling, dado rail to the walls, original pine flooring, radiator and two wall lights.

## Dining/Sitting Room

13' x 11'10 approx (3.96m x 3.61m approx)

Double glazed window to the rear, picture rail to the walls, feature cast iron fireplace with hearth, radiator, pine flooring and pine door leading to:

## Breakfast Kitchen

15'2 max x 10'10 approx (4.62m max x 3.30m approx)

As you enter the kitchen from the dining room, there is an original double fronted storage cupboard with drawers under and a door to the side leading out to the rear garden. The kitchen has been recently re-fitted with Wren Shaker style units with brushed stainless steel fittings and wooden work surfaces and includes an enamel sink with a mixer tap set in a wooden work surface with space for both an automatic washing machine and tumble dryer, cupboards, integrated dishwasher and drawers below, integrated upright fridge/freezer, Neff gas hob set in a wooden top central island with oven and drawers below with the central island providing an eating area, wooden work surfaces with cupboard and wine rack under, matching eye level wall cupboard, recessed lights to the ceiling and lights over the central island with a hood over the cooking area and a feature vertical radiator.

## Pantry

Off the kitchen there is a pine door leading to the storage pantry which is positioned beneath the stairs.

## Rear Hall

Double shelved pantry cupboard which matches the units in the kitchen, pine door to the ground floor w.c. and a glazed door to the garden/breakfast room.

## Ground Floor w.c.

Having a low flush w.c. and a pedestal wash hand basin, opaque double glazed window to the side, Worcester Bosch boiler housed in a fitted cupboard and the gas meter is also housed in the second fitted cupboard, clothes hanging rail and an X-pelair fan.

## Garden/Breakfast Room

Being positioned at the rear of the property this additional living space has double glazed full height windows to the rear and side overlooking the garden, double radiator and a polycarbonate roof.

## First Floor Landing

The balustrade continues from the stairs onto the spacious landing which has a hatch with a ladder to the loft, pine flooring, original double pine cupboard with drawer under and there are pine doors leading to:

## Bedroom 1

12'10 x 11'9 approx (3.91m x 3.58m approx)

Two double glazed windows with opaque glazed leaded top panels to the front, radiator and pine flooring.

## En-Suite Shower Room

The en-suite to the main bedroom includes a large walk-in shower with a mains flow shower system, tiling to three walls and a protective screen, pedestal wash hand basin with tiled splashback, low flush w.c., radiator, opaque double glazed leaded eye level window, chrome heated ladder towel radiator, X-pelair fan and recessed lighting to the ceiling.

## Bedroom 2

12' x 10'4 approx (3.66m x 3.15m approx)

Double glazed window to the rear, feature original cast iron fireplace, dado rail to the walls, radiator and pine flooring.

## Bedroom 3

14'3 max x 11' approx (4.34m max x 3.35m approx)

Double glazed window to the rear and a radiator.

## Bathroom

This room has a white suite including a P shaped bath with a shower over, tiling to three walls and a protective curved screen, pedestal wash hand basin with a tiled splashback, low flush w.c., opaque double glazed window and a radiator.

## Outside

At the front of the property there is a walled, slabbed area with a wrought iron gate leading you to the path that takes you to the front door. To the left of the property there is a path which leads through a gate which provides access to the rear garden.

At the rear there is a pebbled area at the side of the house and this leads onto a slabbed patio with a further pebbled area at the bottom of the garden which has borders to the sides. The garden has been designed for low maintenance and is kept private by having walls to the left hand side and rear boundaries and fencing to the right hand side. There is an outside water supply and outside lighting provided.

## Directions

Proceed out of Long Eaton along Derby Road and after the bend Curzon Street can be found as a turning on the right with the property identified by our for sale board.

7049AMMP

## Council Tax

Band B - £1,534

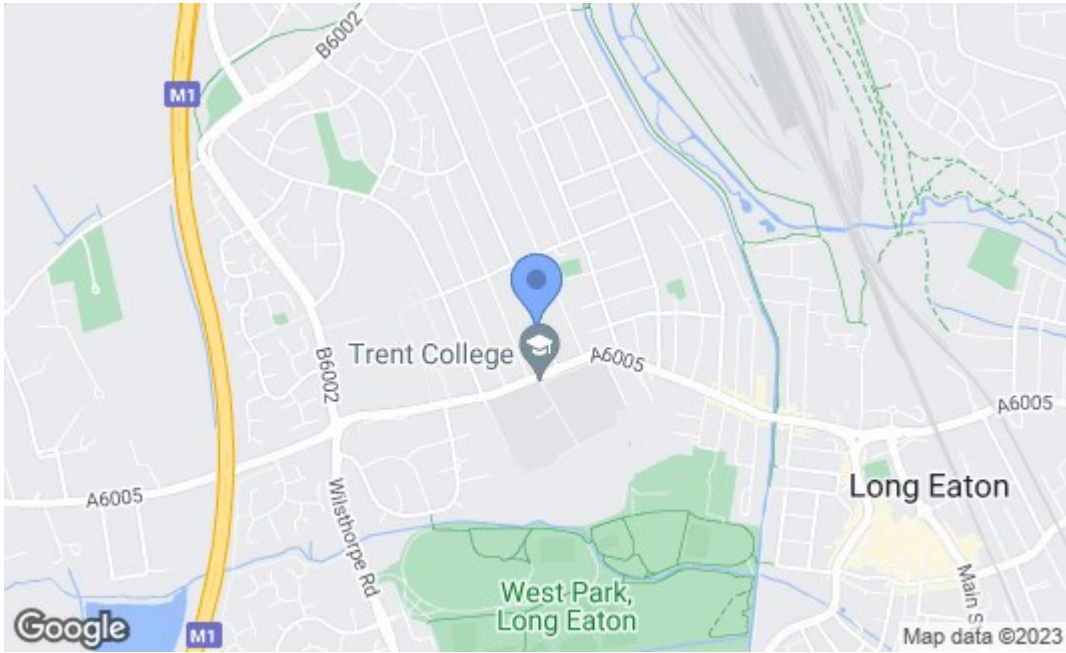




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ESTATE AGENTS



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
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