

Robert Ellis

look no further...



Bakewell Road,
Long Eaton, Nottingham
NG10 1NX

£175,000 Freehold

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THIS REALLY IS AN IMMACULATE TWO BEDROOM PROPERTY WHICH OVER THE PAST FEW MONTHS HAS BEEN UPGRADED AND HAD THE GARDENS LANDSCAPED WITH A BLOCK PAVED DRIVE HAVING BEEN LAID AT THE FRONT.

Robert Ellis are very pleased to be instructed to market this semi detached home which has a new open plan layout to the ground floor with an exclusively fitted and equipped kitchen at the rear of the ground floor living space and has also had the bathroom changed into a luxurious shower room and we are sure these alterations will appeal to single people or couples who might be in search of a home in this most sought after road located in the heart of the Fields Farm development. The property is being sold with the benefit of no upward chain and we strongly recommend that interested parties do take a full inspection so they can see the new layout of the accommodation, privacy and size of the gardens for themselves. Being located on a large plot this lovely home could easily be extended to the left hand side to provide additional ground and first floor accommodation if this is something that a new owner might want to undertake in the future.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and it derives all the benefits from having gas central heating and double glazing and the open plan accommodation is entered through a stylish composite front door and includes the open plan ground floor living space which to the rear is fitted with a contemporary kitchen which has soft matt indigo blue fronted units and Carrara marble effect work surfaces and integrated appliances and from the kitchen part of this through room there is an opaque double glazed door leading out to the gardens at the side. To the first floor the landing leads to the two bedrooms and the luxurious fully tiled shower room which has been re-fitted over the past few months and therefore still has a brand new feel. Outside there is the block paved parking area at the front of the house which helps to provide a very neat appearance to the property and there is a gate and fence to the left hand side leading to the large garden at the side and rear which has been landscaped by the current owners with several places to sit and enjoy outside living. There is also a new shed which will remain at the house when it is sold and the gardens are kept private by having fencing to the boundaries.

The property is only a few minutes drive away from the centre of Long Eaton where there are Asda and Tesco stores and many other retail outlets, there are schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining fields, walks along the Erewash canal and at Trent Lock and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton station which is only a few minutes walk away and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch with tiled sloping roof over with an outside light.

Stylish composite panelled front door leading to:

Open Plan Living Space with Kitchen

21' x 12'3 approx (6.40m x 3.73m approx)

Sitting Area

The sitting area of this large open plan room has a double glazed window to the front and quality laminate flooring which extends across the whole area, radiator, wiring for a wall mounted TV and stairs with cupboard under leading to the first floor.

Kitchen

At the rear of the open plan living space there is the kitchen which is newly fitted with soft matt indigo blue finished units and Carrara marble effect work surfaces which have matching splashbacks and window sill. There is a 1½ bowl granite sink with a Franke mixer tap set in a work surface which extends along the length of one wall and below this work surface there is an integrated dishwasher, cupboards and drawers, single Neff hide and slide oven with cupboards above and below with the cupboard above housing the gas boiler which was fitted approximately 3 years ago, central island/breakfast bar with a Bora pure induction hob with a self ventilating/recirculating extractor, integrated fridge and freezer and cupboards below, double glazed window to the rear and opaque double glazed door leading out to the side of the property, radiator and laminate flooring.

First Floor Landing

Opaque double glazed window to the side and dado rail to the walls.

Bedroom 1

12'3 max x 10'4 max approx (3.73m max x 3.15m max approx)

Double glazed window to the front, radiator, airing/storage cupboard and picture rail to the walls.

Bedroom 2

10'6 x 6' approx (3.20m x 1.83m approx)

Double glazed window to the rear and radiator.

Shower Room

5'8 x 5'5 approx (1.73m x 1.65m approx)

The luxurious fully marble ceramic tiled shower room has a large walk-in shower with an Aqualisa pump shower which is thermostatically controlled and the shower has a protective screen, low flush w.c. and hand basin with a mixer tap and vanity cupboard beneath, chrome ladder towel radiator, opaque double glazed window, tiled flooring with a wet room base under.

Outside

At the front of the property there is a recently laid block paved off the road car standing area. There is a gate and fencing to the left hand side of the property which provides access to the rear garden. There are gardens to the side and rear which have been landscaped and include a brick edged pebbled pathway which leads to a seating area and there are large lawned areas to the side and rear with borders. The gardens are kept private by having fencing to the boundaries.

Shed

7' x 7' approx (2.13m x 2.13m approx)

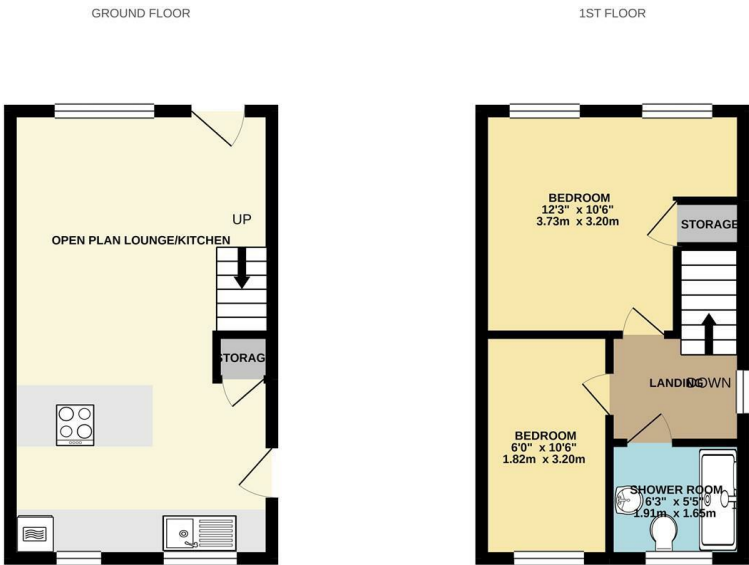
There is a brand new shed set on a base which will remain at the property when it is sold.

Directions

Proceed out of Long Eaton along Main Street and at the Tappers Harker island continue straight over and into Fields Farm Road. Take the turning on the left into Bosworth Way and Bakewell Road can be found as a turning on the right with the property identified by our for sale board.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.