

Robert Ellis

look no further...



1 York Road,
Long Eaton, Nottingham
NG10 4NJ

£265,000 Freehold

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A FOUR BEDROOM DETACHED FAMILY PROPERTY LOCATED WITHIN WALKING DISTANCE OF ALL THE AMENITIES LONG EATON HAS TO OFFER. AN INTERNAL VIEWING COMES HIGHLY RECOMMENDED.

Robert Ellis are extremely pleased to bring to the market this spacious family property sitting on a corner plot with large block paved driveway, free sectional GARAGE and enclosed garden at the rear. The property would suit a whole range of buyers, from a growing family looking for additional bedroom space with the loft converted to create a further bedroom and en-suite. The property still retains much charm and character with many original features including 'Minton' flooring and stained glass doors and windows. An early viewing comes highly recommended in order to appreciate the space this delightful family home has to offer.

The property is constructed of brick to the external elevation all under a tiled roof and derives the benefit of modern conveniences such as GAS CENTRAL HEATING and DOUBLE GLAZING along with solar panels to the roof and internal insulation to the living rooms. In brief comprises entrance porch, entrance hall with 'Minton' tiled flooring, living room, fitted kitchen and dining room. To the first floor there are three bedrooms and family bathroom. To the second floor the loft has been converted to offer a further double bedroom with en-suite bathroom. As previously mentioned the property sits on a corner plot with large block paved gated driveway, free standing sectional garage to the side, EV charging point and enclosed garden to the rear with paved patio area and garden laid to lawn.

The property is found within easy reach of the Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields, transport links which include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 to Nottingham and Derby. Contact the office to arrange your appointment to view today.



Entrance Porch

Double glazed French door to the front, original 'Minton' tiled flooring with original stained glass and leaded door to the front incorporating fixed leaded lights to either side and above.

Entrance Hallway

With magnificent original 'Minton' tiled flooring, wall mounted double radiator, stairs to the first floor, decorative turned newel posts, coving to the ceiling, ceiling light point, understairs storage cupboard housing wall mounted gas central heating combination boiler, wall mounted electrical consumer unit and control inverter for solar panels, UPVC double glazed window to the side and panelled door to:

Living Room

14'10 x 13'5 approx (4.52m x 4.09m approx)

UPVC double glazed sectional bay window to the front, ceiling light pint, coving to the ceiling, wall mounted radiator, feature fireplace incorporating cast iron surround, granite hearth with inset 'Living Flame' gas fire.

Kitchen

10'7 x 9'7 approx (3.23m x 2.92m approx)

With a range of matching wall and base units incorporating laminate work surface over, 1½ bowl stainless steel sink with swan neck mixer tap above, integral oven with four ring stainless steel gas hob over and extractor hood above, space and plumbing for automatic washing machine, space and point for free standing fridge freezer, quarry tiled flooring, tiled splashbacks, coving to the ceiling, original built-in storage cabinet, ceiling light point, extractor fan and UPVC double glazed window to the rear, wall mounted radiator and archway through to:

Dining Room

13'9 x 11'9 approx (4.19m x 3.58m approx)

UPVC double glazed French doors with fixed double glazed panel above to the rear leading out to the garden, ceiling light point, coving to the ceiling, wall mounted radiator, laminate flooring, feature cast iron fireplace incorporating tiled hearth with inset cast iron burner.

First Floor Landing

Ceiling light point, coving to the ceiling, feature original stained glass leaded window incorporated into new double glazed unit. Panelled doors to:

Bedroom 1

12'4 x 11'11 approx (3.76m x 3.63m approx)

Two sectional double glazed windows to the front, ceiling light point, coving to the ceiling and wall mounted radiator.

Bedroom 2

11'11 x 13'10 approx (3.63m x 4.22m approx)

UPVC double glazed window to the rear, wall mounted radiator, understairs storage cabinet, ceiling light point and wall mounted radiator.

Bedroom 3

8'9 x 7'7 approx (2.67m x 2.31m approx)

UPVC double glazed window to the front, ceiling light point and wall mounted radiator.

Bathroom

Three piece suite comprising panelled bath with mains fed shower above, low flush w.c., pedestal wash hand basin, tiled splashbacks, ceiling light point, extractor fan and built-in storage cabinet, heated towel rail and recessed spotlights to the ceiling.

Second Floor

Loft Room

19'9 max x 15'10 max approx (6.02m max x 4.83m max approx)

Two Velux windows to the front and rear, dormer window providing ample head height with double glazed windows to the front, recessed spotlights to the ceiling, two wall mounted radiators, access to the eaves for additional storage space and panelled door to:

En-Suite Bathroom

A modern white three piece suite comprising panelled bath with mains fed shower over, heated towel rail, low flush w.c., pedestal wash hand basin, tiled splashbacks, recessed spotlights to the ceiling, extractor fan and Velux window to the rear.

Outside

The property sits on a corner plot with a low maintenance garden to the front, driveway at the side providing off the road vehicle hard standing and a free standing sectional garage. To the rear there is an enclosed garden laid mainly to lawn with separate paved patio area, wall and fencing to the boundary, outside tap and outside light.

Garage

15'10 x 8' approx (4.83m x 2.44m approx)

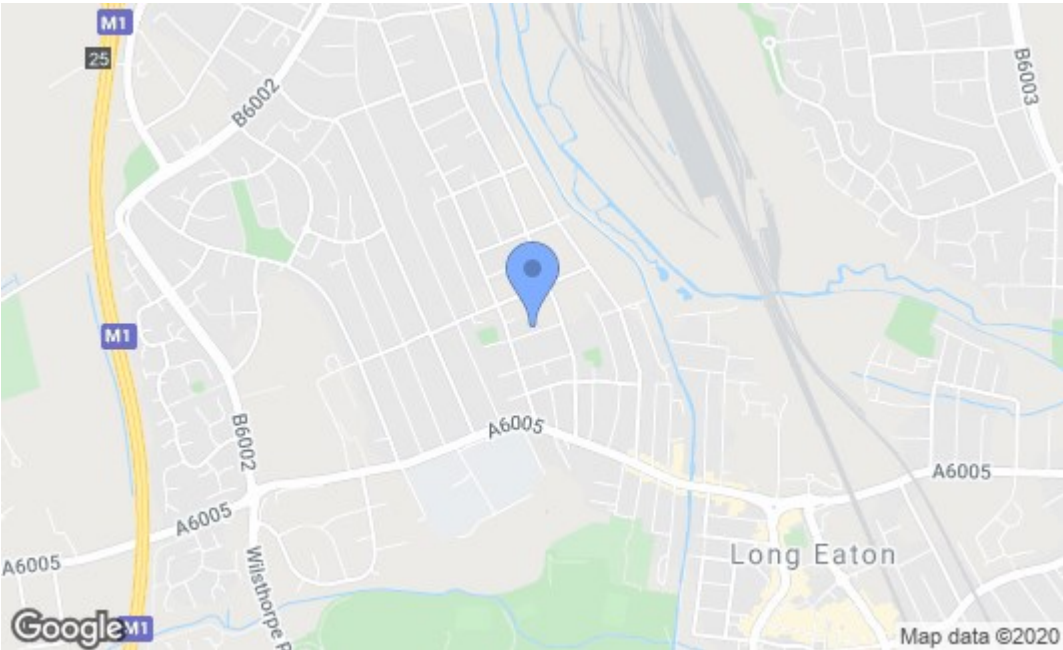
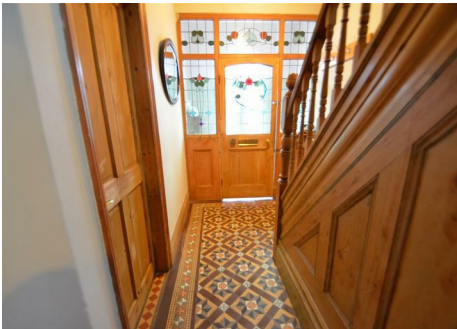
Up and over door to the front, side access door and window, light and power.

Directions

Proceed out of Long Eaton along Derby Road and turn right into Wellington Street and York Road can be found as a turning on the left with the property on the corner as identified by our 'for sale' board.

5394AMNM





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	76
(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	52	70
(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.