

# Robert Ellis

*look no further...*



Curzon Street,  
Long Eaton, Nottingham  
NG10 4FR

**£210,000 Freehold**

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A TRADITIONAL THREE BEDROOM SEMI-DETACHED HOME WITH A LARGE GARDEN, QUIETLY POSITIONED YET CLOSE TO EVERYTHING YOU NEED

Situated on the popular Curzon Street in Long Eaton, this traditional three bedroom extended semi-detached home offers a wonderful opportunity for a new owner to create something truly special. Combining character, generous accommodation and a large low-maintenance rear garden, the property has all the ingredients for a much-loved family home. With some lovely period features retained alongside double glazing throughout, the house is ready for the next chapter and offers plenty of scope for the new owner to put their own stamp on it.

A side entrance hall provides access into the welcoming front bay-fronted lounge, with the accommodation continuing through to the kitchen and separate dining room and off the hall there is a cloaks/pantry with shelving. The property has been thoughtfully extended to provide a useful garden room, creating a versatile additional living space with views and access towards the rear garden. There is also a downstairs WC and separate utility room. To the first floor, the landing leads to three well-proportioned bedrooms and a family bathroom, with the main bedroom particularly appealing with its lovely bay window and fitted wardrobes. Outside, the large rear garden is particularly attractive, offering a low-maintenance space ideal for relaxing, entertaining or enjoying with the family. This is a home with a traditional feel, excellent potential and a layout that can easily be adapted to suit modern living.

Curzon Street is ideally placed for enjoying the best of both worlds, with local shops, everyday amenities, schools and transport links all within easy reach, while the property itself enjoys a quieter residential setting. Long Eaton provides a wide range of facilities, from independent shops and cafés to supermarkets and leisure amenities, with excellent road connections making Nottingham, Derby and the surrounding areas readily accessible. A well-connected yet peaceful location, this is an ideal setting for those looking for a traditional home with plenty of potential and a generous garden.



### Entrance Hall

5'6 × 10'8 approx (1.68m × 3.25m approx)

UPVC double glazed door to the side with inset obscure glazed panel and obscure panels either side, ceiling light, ceiling rose, picture rail, telephone point, electric storage heater, panelled staircase to the first floor and doors to:

### Lounge

13'2 × 12'9 approx (4.01m × 3.89m approx)

UPVC double glazed bay window to the front, carpeted floor with Adam style fireplace having a tiled surround and gas fire, ceiling light, ceiling rose, coving, TV point.

### Cloaks/Pantry

2'6 × 5' approx (0.76m × 1.52m approx)

Ceiling light, meters and shelving.

### Kitchen

4'9 × 13'6 approx (1.45m × 4.11m approx)

UPVC double glazed window to the side, linoleum flooring, ceiling light, extractor fan, built-in storage cupboard, window looking into the dining room, wall, base and drawer units to one wall with laminate work surfaces over, tiled splashback, tiled walls, inset stainless steel sink and drainer with space for a gas cooker and washing machine, hot water heater and open to:

### Dining Room

13'6 × 8'6 approx (4.11m × 2.59m approx)

Double doors to the garden room, carpeted flooring, gas fireplace, ceiling light, two wall lights, picture rail and built-in original cupboard.

### Garden Room

10'7 × 9' approx (3.23m × 2.74m approx)

UPVC double glazed French doors to the rear, carpeted flooring, gas heater, wall lights, power and door to the utility and cloaks/w.c.

### Cloaks/w.c.

5'2 × 2'2 approx (1.57m × 0.66m approx)

Obscure UPVC double glazed window to the side, carpeted flooring, low flush w.c. and extractor fan.

### Utility Room

8'9 × 2'7 approx (2.67m × 0.79m approx)

Ceiling light, power, spaces for a washing machine and tumble dryer and shelving.

### First Floor Landing

6'3 × 10'2 approx (1.91m × 3.10m approx)

Carpeted flooring, ceiling light, picture rail, doors to:

### Bedroom 1

12'7 × 11'4 approx (3.84m × 3.45m approx)

UPVC double glazed bay window to the front, electric storage

heater, carpeted flooring, ceiling light, coving, built-in wardrobes along one wall with shelving and rails.

### Bedroom 2

7'8 × 12'4 approx (2.34m × 3.76m approx)

UPVC double glazed window to the rear, built-in wardrobe, carpeted flooring, ceiling light, wall light, coving.

### Bedroom 3

4'8 × 10'3 approx (1.42m × 3.12m approx)

UPVC double glazed window to the side, carpeted flooring, ceiling light, coving and loft access hatch.

### Bathroom

5'5 × 6'6 approx (1.65m × 1.98m approx)

Obscure UPVC double glazed window to the side, carpeted flooring, extractor fan, ceiling light, built-in cupboard, wall heater, low flush w.c., panelled bath with electric shower above, pedestal wash hand basin, tiled splashbacks and tiled walls.

### Outside

The property sits back from the road behind a small brick wall with a small front garden, there is a path down the right hand side leading to the front door.

To the rear there is a good size enclosed garden which is low maintenance having paving, patio and two sheds, pergola.

### Directions

Proceed out of Long Eaton along Derby Road and after passing the bend with the church, Curzon Street can be found as the third turning on the right hand side.

9478JG

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 11mbps Superfast 37mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

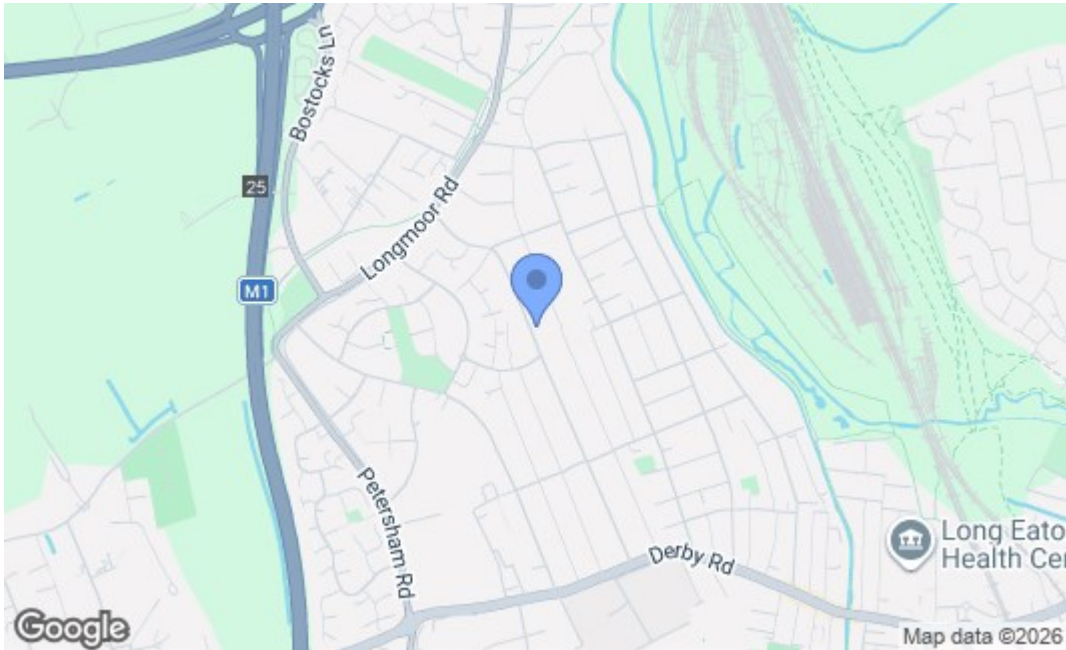
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



| 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                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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.