Robert Ellis

look no further...

Trafalgar Road,
Long Eaton, Nottingham
NG10 1DD

£399,950 Freehold

THIS IS A BRAND NEW FOUR DOUBLE BEDROOM PROPERTY POSITIONED AT THE HEAD OF A QUIET CUL-DE-SAC IN THIS MOST POPULAR RESIDENTIAL AREA.

This four double bedroom detached property has just been completed and will be ready for occupation at the start of 2024. The house has been built by NA Homes to an extremely high standard and for the quality of the finish and size of the accommodation included in this lovely property to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property also has lawned gardens to both the front and rear and to the left hand side there is a detached brick garage.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and being a brand new property will be covered by the usual guarantees associated with a new home. The house benefits from an efficient gas central heating system, a high level of insulation and double glazing throughout, all of which will help to make this a very economical and efficient home to run. Being tastefully decorated with floor coverings throughout, the spacious and light accommodation includes a reception hall with a ground floor w.c. off, there is a cloaks cupboard and a further built-in storage cupboard, the lounge is positioned at the front of the house, the living/dining kitchen extends across the rear of the property and this is exclusively fitted with wall and base units and integrated appliances and there are French doors leading out to a patio at the side of the house and there is a separate utility room which also has a half glazed door leading out to the side of the property. To the first floor the spacious landing leads to the four double bedrooms, the main bedroom having an en-suite shower room which includes a mains flow shower system and the family bathroom which has a white suite with a further mains flow shower over the bath. Outside there is the detached brick garage positioned to the left of the property and lawned gardens to both the front and rear, with the garden at the rear being Southerly facing and provides a lovely place to sit and enjoy outside living.

Being positioned at the end of Trafalgar Road, the property is within easy reach of all the amenities and facilities provided by Long Eaton and the surrounding area where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are excellent schools within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and at Trent Lock and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Stylish composite front door with inset opaque glazed panel, carpeted stairs with balustrade leading to the first floor, quality laminate flooring, radiator, oak doors leading to the rooms and ground floor w.c., understairs storage cupboard and a cloaks cupboard where the electric consumer unit is housed, two power points and recessed lighting to the ceiling.

Ground Floor w.c.
Having a white low flush w.c., hand basin with mixer tap, tiled splashback and cupboard under, ladder towel radiator, opaque double glazed window, extractor fan, quality laminate flooring and recessed lighting to the ceiling.

Lounge/Sitting Room
11' x 11'10 approx (3.35m x 3.61m approx)
Double glazed windows to the front and side, radiator, TV point and ten power points, two with USB charging points and carpeted flooring.

Study
6' x 6' approx (1.83m x 1.83m approx)
Double glazed window to the front, radiator, recessed lighting to the ceiling, six power points, two with USB charging points and carpeted flooring.

Dining Kitchen
22' x 9' approx (6.71m x 2.74m approx)
This exclusively fitted kitchen includes a 1½ bowl sink with a mixer tap and a four ring hob set in a quartz work surface which extends to three sides and has cupboards, an integrated dishwasher, drawers and a Bosch oven beneath, matching eye level wall cupboards and a microwave oven, upright integrated fridge/freezer, hood and back plate to the cooking area, windows to the side and rear, double opening, double glazed French doors leading out to the patio at the side of the property, radiator, recessed lighting to the ceiling, tiled flooring which extends into the utility room and 16 power points above the work surface areas, two of which have USB charging points.

Utility Room
9' x 5' approx (2.74m x 1.52m approx)
The utility room is fitted with a stainless steel sink having a mixer tap, set in a work surface with an integrated washing machine, cupboards and space for a tumble dryer beneath, half double glazed door leading out to the side of the property, tiled flooring, radiator, X-pelair fan and recessed lighting to the ceiling.

First Floor Landing
The balustrade continues from the carpeted stairs onto the landing, double glazed window on the half landing, panelled doors with brushed stainless steel fittings leading to the bedrooms and bathroom, hatch to the loft, recessed lighting to the ceiling, radiator, two power points, built-in storage cupboard with two power points and an Ideal boiler housed in a built-in airing/storage cupboard.

Bedroom 1
11' x 11' approx (3.35m x 3.35m approx)
Double glazed window to the side, TV point, radiator, ten power points, two with USB charging points, two bedside light switches, carpeted flooring and a panelled door with brushed stainless steel fittings leading to the en-suite shower room.

En-Suite
The en-suite to the main bedroom has a large walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower with tiling to three walls and a sliding glazed door and protective screen, low flush w.c. and hand basin with mixer tap and cupboard under with tiling to the walls by the sink and w.c. areas, tiled flooring, chrome ladder towel radiator, recessed lighting to the ceiling and an X-pelair fan.

Bedroom 2
10' x 9' approx (3.05m x 2.74m approx)
Double glazed window to the front, radiator, eight power points, two with USB charging points, TV point, two bedside light switches and carpeted flooring.

Bedroom 3
9' x 8' approx (2.74m x 2.44m approx)
Double glazed window to the side, radiator, carpeted flooring, eight power points, two with USB charging points.

Bedroom 4
12'10 x 6' approx (3.91m x 1.83m approx)
Double glazed window to the front, radiator, eight power points, one having a USB charging point and carpeted flooring.

Bathroom
The main bathroom has a white suite including a panelled bath with a mixer tap and a mains flow shower over having a rainwater shower head and hand held shower with tiling to three walls and a glazed protective screen, hand basin with mixer taps and two drawers under and a low flush w.c., tiling to the walls by the sink and w.c. areas, opaque double glazed window, electric shaver point, recessed lighting to the ceiling, an extractor fan and tiled flooring.

Outside
At the front of the property there is a lawned garden area with a path to the front door and around the right hand side of the house where there is a further garden area. To the left of the property there is a garden area and a path leading to the door taking you to the utility room and there is a gate and fence which provides access to the rear garden.

At the side of the property there is a slabbed patio area and a path leading to the garage, a large Southerly facing lawned garden area which is kept private with fencing to the main boundaries. There are outside power points, an external tap and outside lights around the property provided.

Garage
19'11 x 10' approx (6.07m x 3.05m approx)
The detached brick garage has a pitched tiled roof, a door to the front and a personal door to the side, power and lighting is provided, there is a consumer unit for the garage electric supply and there is storage in the loft space provided.

Directions
Proceed out of Long Eaton along Tamworth Road. Turn left into Nelson Street opposite the canal and right into Manchester Street. Trafalgar Road is found as a turning on the left hand side.
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Agents Notes
Internal photos for illustration only.

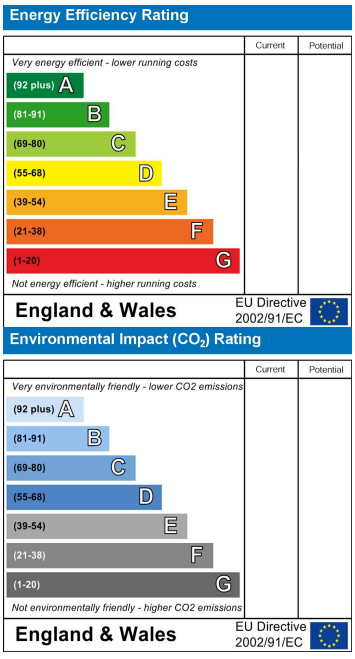
Ground Floor Plan

living	3.67 x 3.53
kitchen	3.48 x 3.12
dining	3.30 x 2.82
study	1.91 x 1.87
bedroom 1	3.63 x 3.42
bedroom 2	3.04 x 2.75
bedroom 3	2.91 x 2.65
bedroom 4	3.91 x 2.04

Plot 8

GIA	113.20m² -	1220sqft
GF	56.66m² -	610sqft
FF	56.66m² -	610sqft

First Floor Plan



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.

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