

Robert Ellis

look no further...



Milner Road,
Long Eaton, Nottingham
NG10 1LB

£325,000 Freehold

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A RECENTLY REFURBISHED, WELL PRESENTED FOUR BEDROOM DETACHED HOUSE OFFERING AMPLE ACCOMMODATION, OFF STREET PARKING AND VERSATILE LIVING, WITH THE ADDED BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market, this four double bedroom detached property that has recently been refurbished to an extremely high specification. The property benefits from double glazing throughout with a combination of gas central heating via radiators and underfloor heating to the ground floor. A new kitchen has been installed with integrated Neff appliances, as well as new bathrooms, flooring and decoration throughout.

The property is constructed of brick and would suit a range of buyers, including the growing family looking for more space, or investors looking for a HMO opportunity. An internal viewing is highly recommended to appreciate the specification and location on offer. The property in brief comprises of an entrance porch, entrance hallway, bay fronted lounge, ground floor w.c., dining room, large kitchen with storage and integrated appliances, bedroom 4 which could also be used as a utility room and an en-suite shower room. To the first floor the spacious landing leads to a three piece family bathroom suite, two further double bedrooms and the large master bedroom benefiting from an en-suite shower room. Outside there is off street parking with gated access into the garden where there is an enclosed garden with lawn and patio.

The property is located in the residential town of Long Eaton, close to a wide range of local schools, shops and parks, Long Eaton town centre is within walking distance where supermarkets, other retail outlets and healthcare facilities can be found. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A52 and A50 with local train stations, Toton tram stop and East Midlands Airport just a short drive away.



Front Door

Wood panelled front door with an inset arched glazed panel and a matching glazed panel above, carpeted flooring, the electric consumer unit is mounted on the wall in the porch and there is a wood panelled door leading into:

Reception Hall

Stairs with hand rail and carpeted flooring leading to the first floor, original Minton style flooring, radiator, cornice to the wall and ceiling and a plaster archway with newly installed panelled doors leading to the lounge, ground floor w.c. and dining/sitting room.

Ground Floor w.c.

12'2 x 3'5 approx (3.71m x 1.04m approx)

Having a white low flush w.c., pedestal wash hand basin with a mixer tap and splashback, opaque double glazed window, quality laminate flooring and recessed lighting to the ceiling.

Lounge/Sitting Room

12'8 x 11'9 plus bay approx (3.86m x 3.58m plus bay approx)

Double glazed bay window to the front, cornice to the wall and ceiling, newly carpeted flooring with underfloor heating, six power points and data cabling point.

Dining/Sitting Room

14'8 x 13'8 approx (4.47m x 4.17m approx)

This large second reception room has double glazed windows to the side and rear, quality newly laid laminate flooring with underfloor heating, feature recess in the chimney breast, cornice to the wall and ceiling, six power points and data cabling point.

Breakfast Kitchen

18'3 x 11'3 to 7'1 approx (5.56m x 3.43m to 2.16m approx)

The large breakfast kitchen has matt grey finished units with brushed stainless steel fittings and includes a stainless steel sink with a mixer tap set in an L shaped work surface with cupboards and spaces for appliances below, Neff induction hob set in a second work surface with cupboards, drawers and an integrated Neff oven below, matching eye level wall cupboards, Bosch hood and stainless steel back plate to the cooking area, quality newly laid laminate flooring with underfloor heating which extends into the breakfast/eating area, two double glazed windows to the side, recessed lighting to the ceiling, half double glazed door leading out to the private rear garden and a panelled door leading to an understairs storage cupboard.

Sitting Room/Bedroom 4

11'10 to 8'4 x 11'4 approx (3.61m to 2.54m x 3.45m approx)

Double glazed window to the side, newly laid carpeted flooring with underfloor heating, six power points, data cabling points and a panelled door leading into:

En-Suite Shower Room

The en-suite has a walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to three walls and a folding glazed door, pedestal wash hand basin with a mixer tap and splashback and a low flush w.c., tiled flooring, chrome ladder towel radiator, opaque double glazed window, extractor fan and recessed lighting to the ceiling.

First Floor Landing

There is a balustrade from the stairs onto the spacious landing, radiator, a large hatch to the loft which has the potential to be converted into further bedroom accommodation and cornice to the wall and ceiling.

Bedroom 1

17'1 x 11'7 to 8' approx (5.21m x 3.53m to 2.44m approx)

Two double glazed windows to the front, newly laid carpeted flooring, eight power points, data cabling point and a panelled door leading to:

En-Suite Shower Room

2'9 x 9'5 approx (0.84m x 2.87m approx)

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, tiling to three walls and folding glazed doors, pedestal wash hand basin with a mixer tap and splashback, low flush w.c., chrome ladder towel radiator, tiled flooring, extractor fan and recessed lights to the ceiling.

Bedroom 2

11' x 9'2 approx (3.35m x 2.79m approx)

Double glazed window to the side, newly laid carpeted flooring, radiator, six power points and data cabling point.

Bedroom 3

10'11 x 9' approx (3.33m x 2.74m approx)

Double glazed window to the rear, newly laid carpeted flooring, radiator, six power points and data cabling point.

Bathroom

The main bathroom has a new white suite including a panelled bath with mixer taps and a mains flow shower having a rainwater shower head and a hand held shower over, tiling to three walls, pedestal wash hand basin with a mixer tap, splashback and a mirror and electric shaver point to the wall above and a low flush w.c., opaque double glazed window, recessed lighting to the ceiling, extractor fan and a chrome ladder towel radiator and the Ideal gas boiler and Ideal hot water tank are enclosed in an airing/storage cupboard.

Outside

At the front of the property there is a walled, pebbled area and a block paved driveway to the right of the house leads through double gates to car standing at the side and rear of the house.

The block paved driveway extends down the side of the house to a path which runs to the door leading into the kitchen, there is a newly laid lawn and the garden is kept private by having fencing and a wall to the boundaries. An outside light and external tap is provided.

Directions

Proceed out of Long Eaton along Tamworth Road and at the main traffic lights by the library turn right onto Broad Street. Follow the road to the end and turn right onto Milner Road and the property can be found as identified by our for sale board.

9140MP

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 53mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three

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		84
(81-91) B		
(69-80) C	76	
(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.