Robert Ellis

look no further...

Quantock Road,
Long Eaton, Nottingham
NG10 4GZ

£185,000 Freehold

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THIS IS AN IMPRESSIVE TWO BEDROOM PROPERTY WHICH OVER RECENT YEARS HAS BEEN FULLY UPDATED BY THE CURRENT OWNER.

Being situated on Quantock Road, this mid property offers lovely accommodation which will suit a whole range of buyers from people buying their first property through to someone who might be downsizing from a larger home and might want to move into a property where no work is required. The property also benefits from having a level landscaped garden to the rear which has been designed to keep maintenance to a minimum and at the bottom of the garden there is off the road parking for two vehicles in a courtyard at the rear of this group of houses on Quantock Road. For all that is included in this property to be appreciated, we strongly recommend that interested parties take a full inspection so they are able to see all the work that has been caried out in the house and the privacy of the rear garden for themselves.

The property is constructed of brick under a pitched tiled roof and the tastefully finished accommodation derives all the benefits of gas central heating and double glazing. The property is entered through a UPVC front door into an open plan reception hall area which has a built-in shelved storage cupboard and then you enter the main lounge/sitting room which includes a dining area and this room has a feature fireplace and quality laminate flooring. There is then a part glazed door leading from the lounge into the exclusively fitted and equipped kitchen which has anthracite wall and base units with shimmer panelling to the walls and several integrated appliances and from the kitchen there is a part glazed door leading out to the private garden at the rear. To the first floor the landing has a built-in wardrobe/storage cupboard and off the landing there are the two bedrooms, the main bedroom having a range of built-in wardrobes and the luxurious bathroom which has a white suite with a shower over the bath and panelling to the walls. Outside there is a path and pebbled areas at the front and at the rear the main garden has an Indian Sandstone patio and astroturf lawn and at the bottom of the garden there is a quality shed which will be included in the sale.

The property is within easy reach of the shopping facilities found in the centre of Long Eaton which include Asda, Tesco and Aldi stores, there are various local pubs including Eaton Farm which is positioned on the roundabout near the property, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, excellent local schools, walks in the nearby countryside and the transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Reception Hall
UPVC front door with inset opaque glazed panel, double glazed eye level window to the front, double built-in shelved storage cupboard which also houses the electric and gas meters and the electric consumer unit and laminate flooring which runs through into the lounge/sitting room.

Lounge/Dining Room
16' x 11'6 approx (4.88m x 3.51m approx)
The lounge includes a dining area and has a double glazed window to the front, feature electric fire in a surround with hearth, laminate flooring, radiator, shelved built-in cupboard beneath the stairs, control unit for the Hive central heating system which can be operated a a distance from a phone and oak effect door with inset glazed panels leading into:

Kitchen
11'5 x 10' approx (3.48m x 3.05m approx)
The kitchen has recently been re-fitted and has anthracite grey gloss units with stainless steel fittings and silver shimmer panelling to the walls by the work surface areas, the kitchen includes a stainless steel sink with a mixer tap and a four ring Bosch induction hob set in a work surface with cupboards, drawers and space for an automatic washing machine below, work surface with space for a tumble dryer, cupboards and drawers beneath, matching eye level wall cupboards, hood over the cooking area which extracts outside, boiler housed in a matching fitted wall cupboard, Bosch oven and a microwave oven with cupboards above and below, space for an upright fridge/freezer, double glazed window and half double glazed door to the rear and stairs lead from the kitchen to the first floor.

First Floor Landing
Hatch to loft and built-in wardrobe.

Bedroom 1
12'10 x 9'7 plus wardrobes (3.91m x 2.92m plus wardrobes)
Two double glazed windows to the front, range of wardrobes to one wall with sliding doors, the two central doors having mirror panels, radiator and laminate flooring.

Bedroom 2
6'10 x 6'4 approx (2.08m x 1.93m approx)
Double glazed window to the rear, radiator and double built-in shelved storage cupboard.

Bathroom
The bathroom has been re-fitted and has a white suite with shower panelling to the walls having a panelled bath with mixer taps and a shower over with the grey proserdon panelling to three walls, hand basin with mixer taps and double cupboard beneath and low flush w.c. with a concealed cistern and shelf over, bluetooth speaker system to the ceiling with a speaker incorporated in the central light fitting, mirror fronted cabinet to the wall by the sink which again has a built in speaker system, chrome heated ladder towel radiator, double eye level opaque glazed window, vinyl flooring.

Outside
At the front of the property there is a slabbed path with pebbles to either side leading to the front door. The rear garden has been landscaped and has an Indian sandstone patio to the immediate rear of the house with a pathway leading to a gate at the bottom. There is an astroturf lawn and the garden is kept private by having fencing to the side and at the bottom of the garden there is a quality shed - 8' x 6' approx. There is an outside power point and water supply provided and to the rear of the property there is off the road parking for two vehicles.

Directions
Proceed out of Long Eaton along Derby Road and at the Wilsthorpe island turn right onto Petersham Road, left onto Cheviot Road continuing along where Quantock Road can be found as a turning on the left and the property is situated on the left hand side.
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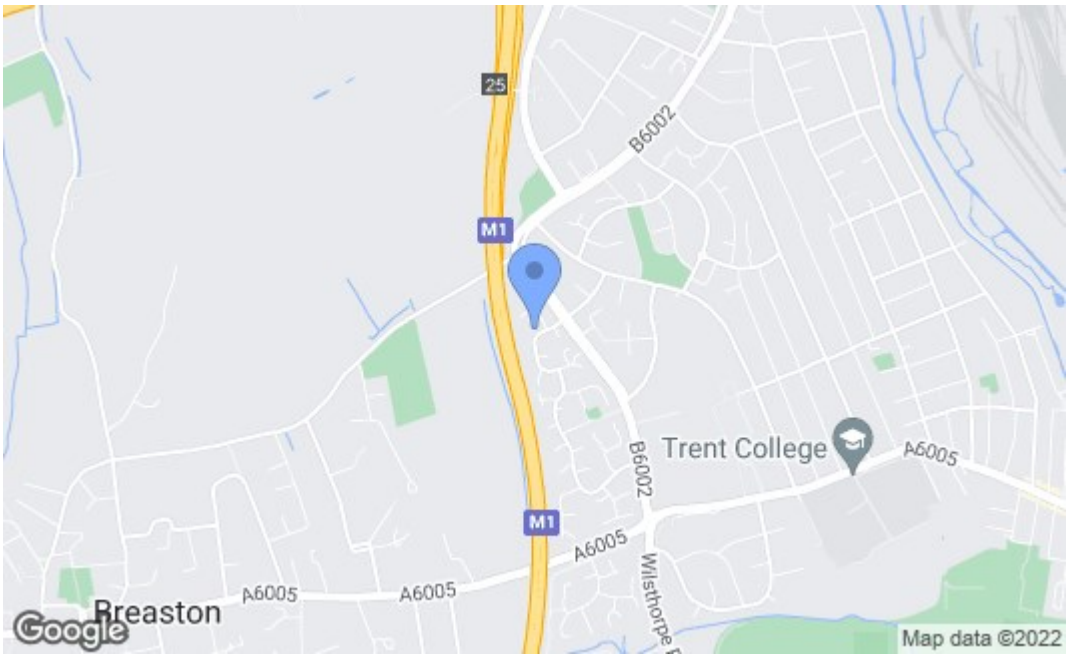

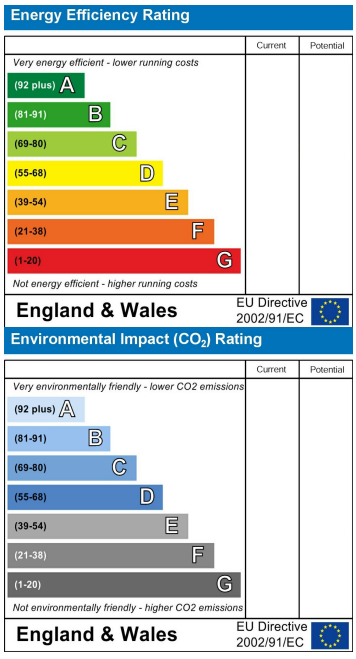

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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