

Curzon Street,  
Long Eaton, Nottingham  
NG10 4FT

**Guide Price £580-590,000**

**Freehold**

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THIS IS A STUNNING THREE DOUBLE OR FOUR BEDROOM DETACHED BUNGALOW WHICH HAS A RECENTLY BEEN EXTENDED WITH A LARGE OPEN PLAN LIVING/DINING KITCHEN HAVING BI-FOLDING DOORS LEADING OUT TO THE PRIVATE REAR GARDEN.

Robert Ellis are pleased to be instructed to market this beautiful home which has recently undergone an extensive re-development programme with a large extension to the rear and refurbishment throughout. It would be difficult for any interested parties to be able to appreciate the size and layout of the extensive accommodation and privacy of the rear garden by simply taking a glance at the front elevation and therefore we strongly recommend that people who are looking for this size of property to the West of Nottingham, take a full inspection so they can see all that is included in this beautiful home for themselves. The property is highly appointed throughout and having been only re-developed over the past three years has a brand new feel with a new owner not having to carry out any work whatsoever. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The bungalow has monocoque render to the external elevations with feature lighting to the front and rear and a pitched tiled roof to the main property and at the rear the extended living/dining kitchen has ceiling lantern windows to the roof. The property derives the benefits from having gas central heating and double glazing throughout and is entered through an open porch and stylish front door into the reception hall which is approx. 30ft in length and has a separate w.c. and a utility room off and Crittall double opening glazed doors lead into the large open plan living/dining area which has an exclusively fitted kitchen with dark grey units and composite work surfaces, there is a media wall in the living area with double opening Crittall glazed doors leading to a separate sitting room, which could be a fourth bedroom, there is a walk-in bar off this large open plan living space and two sets of bi-folding doors lead out to the rear garden. The three double bedrooms are positioned off the hallway and these all have en-suite shower rooms with mains flow shower system and each bedroom has a range of built-in wardrobes. At the front of the property there is a pebbled parking area which provides off road parking for at least two vehicles and to the right there are double wooden gates providing access to the rear. At the side of the property there is a storage area, two large sheds running along the right hand side of the garden and at the rear a large patio, with a path leading to a second patio area, there is a lawn, a barked area and at the bottom of the garden there is an outside bar and seating area with the garden being kept private by having walls and fencing to the boundaries.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property which includes The Elms and Trent College as well as the Wilsthore Academy, healthcare and sports facilities include the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

Open porch with recessed lighting to the boarded ceiling, feature tiling to two walls and slabbed flooring leading through the stylish wood grain effect security front door which has a feature triple glazed curved inset panel to:

### Reception Hall

The reception hall is approx. 30ft in length and has a hatch with ladder leading to the roof space, Kamdean style flooring extending into the open plan living area, ground floor w.c. and utility room, wood panelled doors leading to the bedrooms and double opening crittall style doors leading into the living/dining kitchen, two feature vertical radiators, recessed lighting to the ceiling and a built-in storage cupboard.

### Dining/Living Kitchen

20'5 x 21'8 approx (6.22m x 6.60m approx)

This stunning open plan living space has the kitchen area exclusively fitted with grey soft closing units and composite work surfaces and includes a sink with a mixer tap and a Smeg induction hob set in a work surface with extensive ranges of cupboards and an integrated dishwasher below, Bosch oven and a combination oven with drawers below and a cupboard over, extractor fan over the cooking area, a range of stepped eye level wall cupboards with lighting under and tiling to the wall by the main work surface area, an upright shelved pantry cupboard, integrated fridge and freezer, central island with seating for four people to one side and having cupboards and drawers below, there are two ceiling lantern windows with surround LED lighting to the ceiling in the kitchen and living area of this large room, feature media wall having space for an 84" TV and display shelving with ambient lighting and there is a feature electric flame effect fire set in the wall under the TV position, Kamdean style flooring, two sets of bi-folding doors with fitted blinds leading out to the rear garden, wiring for surround sound, recessed lighting to the ceiling and there is a bar which includes a fridge and shelving, glazed shelving with LED lighting to the wall above, recessed lighting to the ceiling, crittall glazed door leading off the living kitchen and there is a wall mounted electric consumer unit housed in the bar area.

### Sitting Room/Bedroom 4

14'5 x 10'2 approx (4.39m x 3.10m approx)

Double opening crittall style glazed doors leading to the open plan living area, Kamdean style flooring, vertical radiator, opaque double glazed eye level window, recessed lighting to the ceiling and aerial and power points for a wall mounted TV set on acoustic wall panelling.

### Utility Room

8'9 x 3'2 approx (2.67m x 0.97m approx)

The utility room has a surface with cupboards and space for an automatic washing machine under and a tumble dryer above, wall mounted boiler with shelving to either side, recessed lighting to the ceiling and Kamdean style flooring.

### Separate w.c.

Having a 2'9 wood panelled door, a white low flush w.c. and hand basin with a mixer tap, tiled splashback and cupboard under, shelving and a double cupboard to one wall and recessed lighting to the ceiling.

### Bedroom 1

13'2 x 9'3 plus wardrobes approx (4.01m x 2.82m plus wardrobes approx)

Having a 2'9 wood panelled door, a double glazed window with fitted shutters to the front, radiator, range of built-in wardrobes extending along one wall with sliding doors and the wardrobes provide drawers, hanging space, shelving and has an aerial point and power point for a wall mounted TV within the wardrobe and there are drop down bedside lights either side of the bed position with dimmer switches.

### En-Suite Shower Room

The en-suite has a 2'9 door and 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 a protective glazed screen, low flush w.c. with a concealed cistern, two circular hand basins with a tiled splashback set on a surface with mixer taps and two drawers and shelving below, extractor fan, recessed lighting to the ceiling, opaque double glazed window, chrome ladder towel radiator, tiled flooring and there are two wall lights over the mirror positions to the wall by the sinks.

### Bedroom 2

10'6 x 9'9 plus wardrobes approx (3.20m x 2.97m plus wardrobes approx)

Double glazed window with fitted shutters to the front, range of wardrobes extending along one wall providing hanging space, shelving and drawers and having an aerial point and power point for a wall mounted TV within the wardrobes, radiator and drop down bedside lights to either side of the bed position with dimmer switches.

### En-Suite

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

### Bedroom 3

Double glazed window to the side, double wardrobes with sliding doors providing shelving and hanging space and there is shelving to the right hand side and a dressing table to the left and drop down bedside lights to either side of the bed position with dimmer switches.

### En-Suite

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

### Outside

At the front of the property there is a pebbled area which provides off road parking for two vehicles and has a wall with fencing above to the front boundary, a wall and raised bed to the left hand side and a slatted panel to the wall on the right, with there being double wooden gates to the right of the bungalow providing access to the rear and there is feature vertical lighting to the front and right hand side of the bungalow.

The landscaped rear garden is an important feature of this beautiful home and there is a pebbled area at the side which provides an ideal place for bin storage and provides access to two sheds which run down the right hand boundary, there is a patio extending across the rear of the bungalow and there is a gate providing access to a storage area on the left hand side of the property. A path leads to a second patio/seating area at the bottom of the garden, there is a lawn and a barked area which is planted with various trees and bushes and there are walls to the side and rear boundaries. There is a bar and seating area with timber flooring to the bottom right hand corner, with the bar extending to two sides and having wood panelling to the walls, a position for a TV, lights and shelving to two walls, space for free standing fridges and there is lighting and power points provided in the bar area. There is feature vertical lighting to the rear of the bungalow and recessed lighting to the cedar wood soffit running across the rear of the bungalow above the bi-fold doors, outside lighting around the garden, external power points and an outside water supply is provided.

### Shed 1

21'7 x 4'4 approx (6.58m x 1.32m approx)

This large wooden shed has power and lighting provided.

### Shed 2

9'8 x 4'4 approx (2.95m x 1.32m approx)

This shed/workshop again has power and lighting provided.

### Directions

Proceed out of Long Eaton along Derby Road and after the bend Curzon Street can be found as a turning on the right.  
9229MP

### Agents Notes

The EPC was carried out prior to any improvement works.

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 59mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

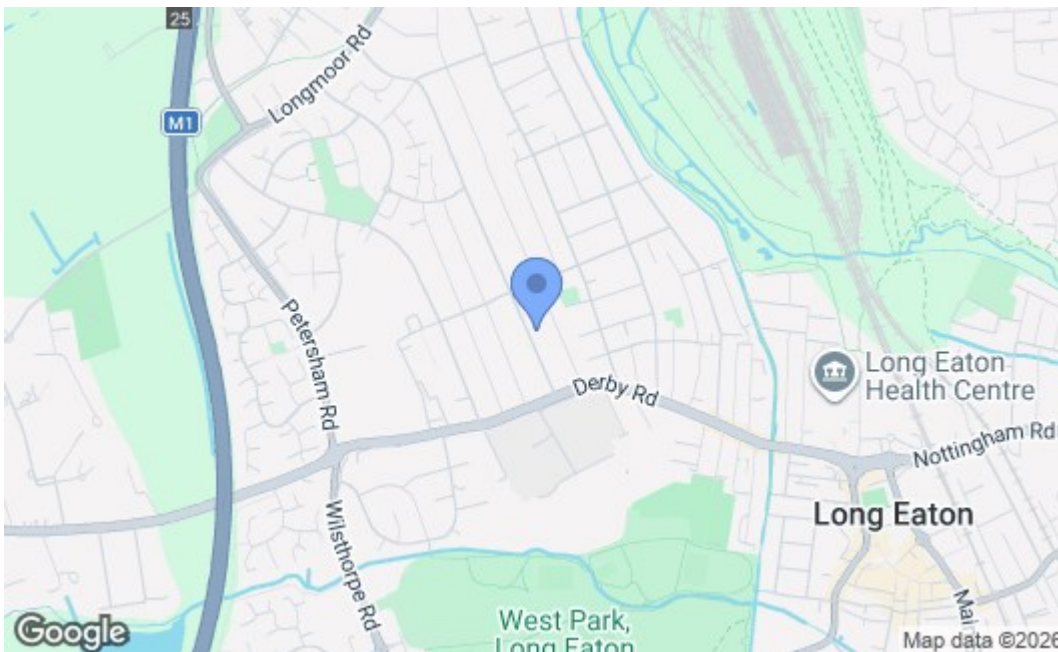
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.