Robert Ellis

*look no further...*

Curzon Street,
Long Eaton, Nottingham
NG10 4FL

**£265,000 Freehold**

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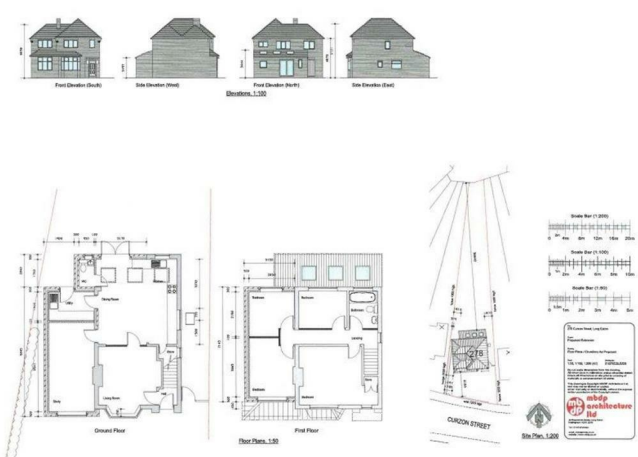
THIS IS A UNIQUE OPPORTUNITY TO PURCHASE A PROPERTY WHICH ALREADY HAS PLANNING PERMISSION TO CHANGE IT INTO A FOUR BEDROOM DETACHED FAMILY HOME.

Being situated on Curzon Street this traditional two double bedroom detached family home offers accommodation ready for you to move in to but can also be converted into something much bigger which would certainly add value to the property. The property sits on a larger than average plot and having access either side there are plans to turn this property into a large four bedroom family home, if required with a living room, study, breakfast dining kitchen, utility and ground floor w.c. and to the first floor there would be four double bedrooms and a family bathroom. Another feature is the size of the rear garden and to fully appreciate all the property has to offer, an internal viewing is a must.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance hall, lounge open to the dining room and a galley kitchen. To the first floor there are two double bedrooms and a family bathroom. Outside there is so much space with parking for 2/3 cars and additional parking could be made if required and as previously mentioned there is a larger than average rear garden measuring nearly 100' in length.

The property is within easy reach of the Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and transport links include J25 of the M1, Long Eaton and East Midlands Parkway Stations, East Midlands Airport and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall
UPVC double glazed front entrance door, radiator, stairs to the first floor landing and door to:

Lounge
14'7 x 11'11 approx (4.45m x 3.63m approx)
UPVC double glazed bay window to the front, radiator, telephone and TV points and open to:

Dining Room
11'2 x 9'11 approx (3.40m x 3.02m approx)
Radiator, door to kitchen and patio door to the rear garden.

Kitchen
17'7 x 5'10 approx (5.36m x 1.78m approx)
Wall, base and drawer units with roll edged work surface over, appliance space, plumbing for automatic washing machine, cooker space, tiled floor, sink and drainer with mixer tap over, radiator, rear exit door, spotlights, UPVC double glazed windows to the side and rear, door to pantry having shelving, tiled floor and UPVC double glazed window to the side.

First Floor Landing
Storage cupboard housing the gas central heating boiler, UPVC double glazed stained glass window to the side, access to the loft and doors to:

Bedroom 1
16'3 x 11'11 approx (4.95m x 3.63m approx)
Two UPVC double glazed windows to the front, radiator, picture rail and door to overstairs storage cupboard.

Bedroom 2
11' x 9'4 approx (3.35m x 2.84m approx)
UPVC double glazed window to the rear, picture rail and telephone point.

Bathroom
A white three piece suite comprising of a panelled bath with hand held shower, pedestal wash hand basin, low flush w.c., fully tiled walls and splashbacks, radiator and UPVC double glazed window to the rear.

Outside
To the front of the property there are two entrances, to the right there is a wrought iron gate with a Presscrete path leading to the front entrance door and to the left there are double wrought iron gates leading to a Presscrete driveway offering parking for at least two cars, there is a gravelled area and it is all privately enclosed with wall and hedged boundaries which could be made into additional parking if required. There is gated access either side of the property leading to the privately enclosed rear garden, to the immediate rear of the property there is a Presscrete patio area leading to the lawn with a path leading through it, raised wall borders and borders either side of the lawn filled with flowers and mature shrubs, there are two garden sheds and to the bottom of the garden there is additional storage and areas to grow vegetables if required. All privately enclosed with fenced, walled and hedged boundaries.

Directions
Proceed out of Long Eaton along Derby Road and after the bend Curzon Street can be found as a turning on the right with the property identified by our for sale board.
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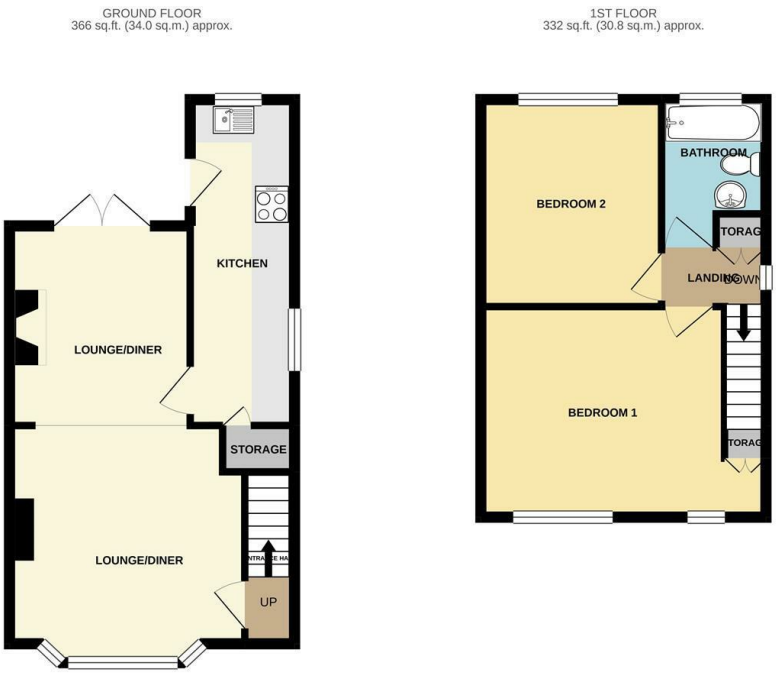
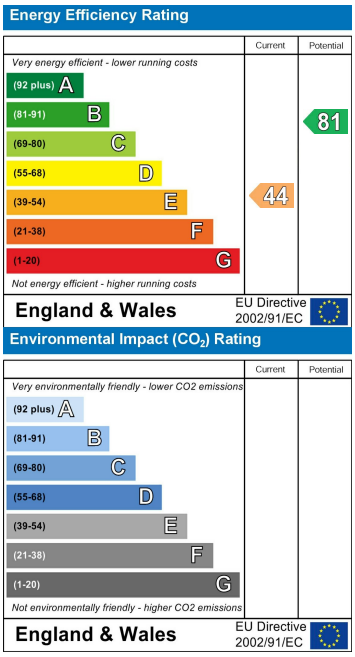
Agents Notes
Planning permission ref ERE/0821/0023






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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