Robert Ellis

*look no further...*

Oakleys Road,
Long Eaton, Nottingham
NG10 1DQ

**O/O £220,000 Freehold**

0115 946 1818

/robertellisestateagent @robertellisea

A FULLY REFURBISHED THREE BEDROOM SEMI DETACHED HOME, OFFERING OPEN PLAN LIVING AND SITUATED ON THE POPULAR OAKLEYS ROAD.

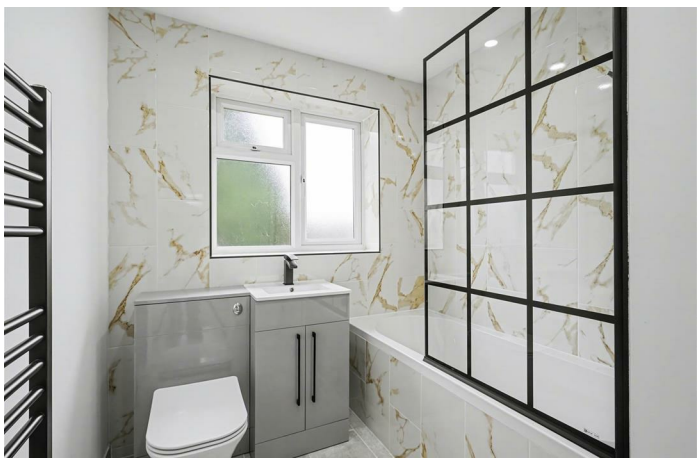
Robert Ellis are delighted to bring to the market this three bedroom semi detached property, positioned in this popular residential location. The property has been fully refurbished throughout by the current owners and offers modern, open plan living, making it ideal for a range of buyers.

The accommodation comprises an entrance hallway leading through to a spacious open plan living area, creating a bright and versatile space for both relaxing and entertaining. The kitchen has been fitted with modern units and flows seamlessly into the main living area.

To the first floor are three well proportioned bedrooms and a family bathroom. Outside, the property benefits from off road parking to the front and an enclosed rear garden.

Situated in a popular location and being sold with no onward chain, an internal viewing is highly recommended to fully appreciate the standard of accommodation on offer.

The property is well placed for quick access to all the amenities and facilities provided by Long Eaton town centre which include the Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets found along the high street, schools for all ages, health care and sports facilities and excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 providing direct links to Nottingham and Derby. Viewing highly recommended, contact the office to arrange your viewing today.



Entrance Hall
Composite door to the front, neutral wood effect laminate flooring, understairs storage cupboard, radiator, recessed spotlights, doors to the lounge and kitchen.

Lounge
10'9 x 14'10 approx (3.28m x 4.52m approx)
Open plan room with wood effect laminate flooring, radiator, recessed spotlight, decorative fireplace with original marble detailing, double glazed window to the front and open to:

Kitchen
17'1 x 7'11 approx (5.21m x 2.41m approx)
Double glazed window to the rear, range of matching wall and base units with work surfaces over, integrated induction hob, integrated electric oven and extractor fan, plumbing for a washing machine, space for a fridge freezer, laminate flooring, radiator, double glazed window to the rear and double glazed patio doors to the rear.

First Floor Landing
Double glazed window to the side, loft access hatch and doors to:

Bedroom 1
10'4 x 11'4 approx (3.15m x 3.45m approx)
Double glazed window to the front, radiator.

Bedroom 2
10'3 x 11'11 approx (3.12m x 3.63m approx)
Double glazed window to the rear, radiator.

Bedroom 3
6'9 x 6'6 approx (2.06m x 1.98m approx)
Double glazed window to the front, radiator.

Bathroom
7'10 x 6'6 approx (2.39m x 1.98m approx)
Recently refurbished with a three piece suite comprising of a wash hand basin, bath with shower over and glazed protective screen, black heated towel rail, extractor fan, airing/storage cupboard housing the boiler, fully tiled walls and floor, obscure double glazed window to the rear.

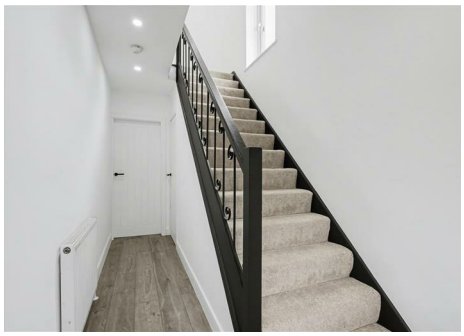
Outside
To the front of the property there is a pebbled driveway providing off road parking leading to the front door and access to the lean-to.

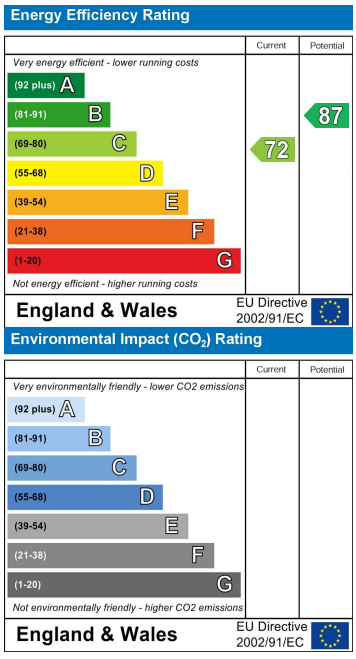
The rear garden is south-east facing, having panelled fencing, raised patio area with stone borders and steps leading down to the garden which is laid mainly to lawn.

Directions
Proceed out of Long Eaton along Main Street. At the Tappers Harker public house island turn right into Oakleys Road. Continue along and the property can be found on the left hand side.
9101CO

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 15mbps Superfast 74mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, 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






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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818