



Walton Street,  
Long Eaton, Nottingham  
NG10 1PB

**Price Guide £250-260,000**  
**Freehold**





A SUBSTANTIAL AND BEAUTIFULLY PRESENTED PERIOD FOUR DOUBLE BEDROOM EXTENDED SEMI DETACHED HOUSE WITH CANAL ASPECT TO THE REAR AND GARDEN ROOM

Robert Ellis are extremely pleased to bring to the market this period FOUR BEDROOM extended and spacious semi detached property found close to the centre of Long Eaton. The property comes to the market with the benefit of a fantastic garden room/bar, oozing with period features and a recently added large master suite with en-suite to the second floor. The property simply must be viewed to be appreciated the size, features and space on offer!

The property is constructed of brick to the external elevations all under a tiled roof and in brief the accommodation comprises of entrance hallway with original parquet flooring flowing into the dining room, lounge, large extended kitchen, conservatory and ground floor w.c. To the first floor there are three double bedrooms and a separate bathroom. To the second floor, there is a large master suite with in-built wardrobes and newly fitted en-suite. Outside there is a low maintenance garden with patio, artificial lawn and a fully insulated garden room currently used as a bar which has power and lighting, with an adjoining shed. A unique selling point is that to the rear of the garden, there is an open aspect to the canal, providing beautiful views!

The property is situated within easy walking distance of all the amenities and facilities found in Long Eaton which include the Asda, Tesco, Aldi and Lidl superstores along with numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities and the excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby.





### Entrance Hall

3'3 x 3'1 approx (0.99m x 0.94m approx)

A composite front door with inset frosted glass, parquet effect laminate flooring, ceiling light, with oak internal doors to the dining room and front lounge and stairs to first floor.

### Lounge

12'6 x 11'9 approx (3.81m x 3.58m approx)

Double glazed window to the front, oak wooden floor, ceiling light, radiator, TV point, ceiling rose, coving to the ceiling, picture rail, feature open fireplace with recesses to both sides, with surround and tiled hearth.

### Dining Room

11'8 x 12'6 approx (3.56m x 3.81m approx)

Two double glazed window to the rear and side, original parquet flooring, ceiling light, radiator, exposed brick fireplace with multi-fuel burner and slate tiled hearth below, dado rail, wooden built-in desk with a large under-stairs cupboard for storage.

### Kitchen

15'5 x 8'7 approx (4.70m x 2.62m approx)

The extended kitchen has a double glazed window to the side and a double glazed door to the rear conservatory, tiled flooring, ceiling light. The kitchen consists of wood effect wall, base and drawer units to two walls, black contemporary rolled edge worktops and white splash back tiling, with space for a dishwasher, space for tumble drier and space for washing machine. There is an AEG electric four ring hob and stainless steel extractor above. Cupboard space for tall fridge-freezer, inset circular sink and drainer with mixer tap and an AEG fan assisted cooker double oven and grill.

### Conservatory

8'2 x 9'1 approx (2.49m x 2.77m approx)

The double glazed conservatory overlooks the rear garden and has a door opening on to the patio area. Inside it has wall lighting and tiled flooring.

### Downstairs W.C

4'8 x 2'1 approx (1.42m x 0.64m approx)

With low flush w.c., radiator and ceiling light.

### First Floor Landing

5'5 x 24'7 approx (1.65m x 7.49m approx)

Ceiling light, radiator, access to the loft via a loft hatch, doors opening to the three bedrooms and bathroom.

### Bedroom 2

10'6 x 11 approx (3.20m x 3.35m approx)

Double glazed window to the front elevation, carpeted flooring, radiator, ceiling light, original cast iron fireplace with tiled hearth, door to a cupboard behind and below the second floor stairs.

### Bedroom 3

8'3 x 9'1 approx (2.51m x 2.77m approx)

Double glazed window to the rear elevation, carpeted flooring, ceiling light, radiator, original feature fireplace and built-in storage cupboard.

### Bedroom 4

8'3 x 8'3 approx (2.51m x 2.51m approx)

Double glazed window to the rear elevation, carpeted flooring, radiator, ceiling light and built-in storage cupboard housing the boiler.

### Bathroom

5'8 x 5'6 approx (1.73m x 1.68m approx)

Double glazed patterned window to the side elevation, vinyl flooring, ceiling

light, extractor fan, white three piece suite consisting of low flush w.c, pedestal sink and a panelled bath with electric shower over, radiator, white tiling to the ceiling.

### Second Floor Landing

7 x 3'5 approx (2.13m x 1.04m approx)

A double glazed wooden Velux window, painted ballustrade and newly carpeted flooring, sliding space saver oak internal door to the master suite.

### Master Bedroom

22'9 x 8'9 approx (6.93m x 2.67m approx)

Double glazed window to the rear elevation with views over the canal, Velux double glazed wooden window to the front, ceiling spotlights, newly fitted carpet, radiator, in-built wardrobes and sliding internal space saving oak door to:

### En-Suite

2'6 x 8 approx (0.76m x 2.44m approx)

With an enclosed shower unit with sliding glass doors, with rain shower and hand-held which are mains fed splash-back contemporary slate tiles behind the shower extending to the ceiling, white brick style tiles behind the W.C and pedestal sink with storage below, chrome towel radiator, ceiling spotlights, extractor fan.

### Garden Bar

11'1 x 9'6 approx (3.38m x 2.90m approx)

The garden room is a wooden structure which has been fully lined and insulated with electrics and power, in-built spot lights which can be alexa controlled. Currently used as a bar with a built-in bar area and to the left is a separate shed to the left hand side.

### Outside

Directly outside the conservatory, there is a patio area leading down to the right hand side of the property with in-built seating benches perfect for al-fresco living. There is an area of artificial turf with the garden room/bar and shed sat at the rear. There is access to the rear of the garden with views over the canal via the left hand side of the garden room.

### Directions

Proceed out of Long Eaton along Derby Road and turn right into Cranmer Street, then turn onto Dale Avenue and turn left again onto Walton Street. The property sits on the right hand side as identified by our 'For Sale' board.

### Council Tax Band

Erewash Council Tax Band A

### Additional Information - Agents Notes

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 17mbps Superfast 49mbps Ultrafast 1000mbps

Phone Signal – Three, 02, EE

Sewage – Mains supply

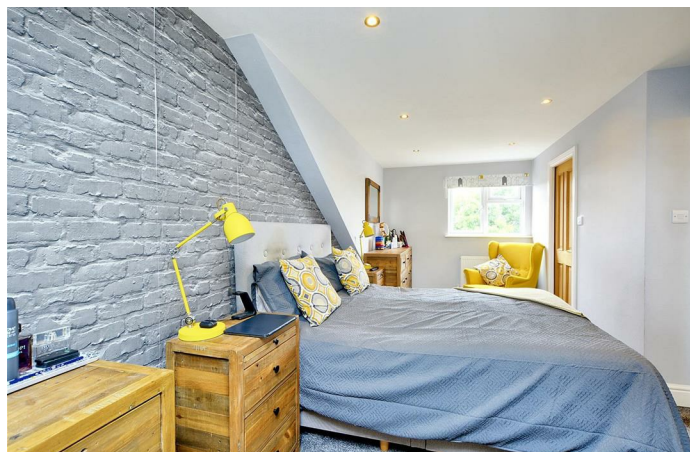
Flood Risk – No, surface water very low

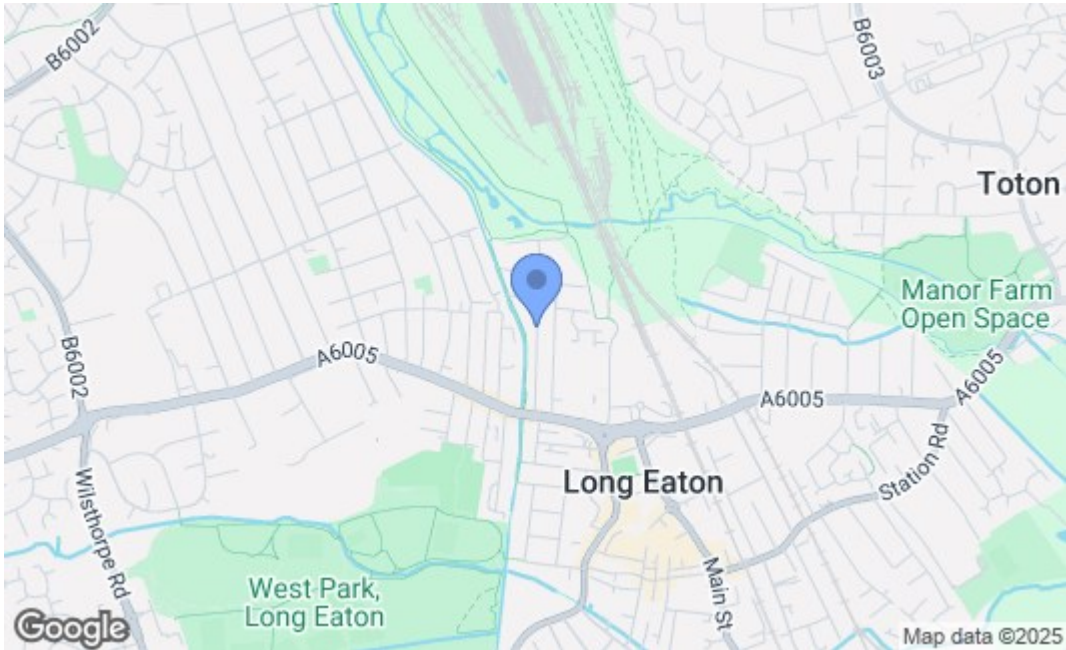
Flood Defenses – No

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		
(69-80) C		
(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 <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		
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.