Robert Ellis

look no further...

Welbeck Road,
Long Eaton, Nottingham
NG10 4GP

£280,000 Freehold

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A REFURBISHED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED ON A CORNER PLOT.

Robert Ellis are delighted to bring to the market a property that has been well maintained by the current owners and over recent years has had a re-fitted kitchen which now also has a separate w.c. and utility room, a re-fitted luxurious shower room, all new grey windows and doors and new gutterings and fascias. The property has a large garden to the front and additional parking area which could be incorporated into the rear garden if you are looking for this to be of a larger size (the current vendor need it as space for a caravan). An internal viewing is a must to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevation all under a tiled roof and in brief comprises of a spacious entrance hall, lounge, breakfast kitchen with appliances and door to utility/w.c. To the first floor there are three good size bedrooms and a re-fitted shower room. Outside, as previously mentioned, there is a large front garden and off the road parking for several cars with a gate leading to the rear garden.

The property is only a short drive away from Long Eaton town centre where there are Asda and Tesco superstores and many other retail outlets, there are excellent local schools with those for younger children being on the doorstep, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks along the picturesque Erewash Canal 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 which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Entrance Hall
Composite front entrance door, laminate floor, radiator, stairs to the first floor, spotlights, UPVC double glazed window to the front and door to:

Lounge
16'8 x 11'1 approx (5.08m x 3.38m approx)
Laminate floor, TV point, power points with USB, UPVC double glazed window to the front, radiator and telephone point.

Kitchen
15'5 x 14'10 approx (4.70m x 4.52m approx)
Wall, base and drawer units with solid work surface over, Belfast sink with mixer tap, five ring gas hob and extractor hood over, wood splashbacks and tiled walls and splashbacks, integrated eye level oven, separate grill and separate microwave, integrated dishwasher, appliance space, door to understairs storage cupboard, laminate floor, spotlights, UPVC double glazed window to the side, UPVC double glazed French doors and window to the rear, modern vertical radiator, door to additional storage cupboard and door to:

Utility Room/w.c.
5'7 x 5'2 approx (1.70m x 1.57m approx)
Low flush w.c. and wash hand basin in a vanity unit with cupboards, plumbing for automatic washing machine, tumble dryer space, laminate floor, extractor fan, spotlights and UPVC double glazed window to the rear.

First Floor Landing
Access to the loft, UPVC double glazed window to the side and doors to:

Bedroom 1
12' x 11'7 approx (3.66m x 3.53m approx)
UPVC double glazed window to the front, radiator, laminate floor.

Bedroom 2
120'10 x 10' approx (36.83m x 3.05m approx)
UPVC double glazed window to the rear, radiator, laminate flooring.

Bedroom 3
9'10 x 7'11 approx (3.00m x 2.41m approx)
UPVC double glazed window to the rear, radiator, laminate flooring, coving to ceiling.

Shower Room
walk-in shower room with shower from the mains with waterfall shower head and hand held shower head with a glass screen, wash hand basin with vanity cupboard under, low flush w.c., fully tiled walls and splashbacks, tiled floor, UPVC double glazed window to the front, heated towel rail, cupboard housing the gas central heating boiler, recessed shelving and spotlights.

Outside
The property is situated on a corner plot with a large garden to the front and off the road parking for several cars, privately enclosed with hedged boundaries. There is a lawn with raised bedding areas, full of mature shrubs and trees with a barked border. There is a gate leading to the rear garden where there is a patio area to the immediate rear leading onto a lawn and additional patio area at the bottom, there are raised beds full of mature shrubs and flowers and a large garden shed. The garden is privately enclosed with fenced boundaries and there is an outside tap.

Directions
Proceed out of Long Eaton along Derby Road and take the right hand turning into College Street. Continue for some distance and as the road bends to the left take the right hand turning into Welbeck Road and the property can be found on the right hand side.
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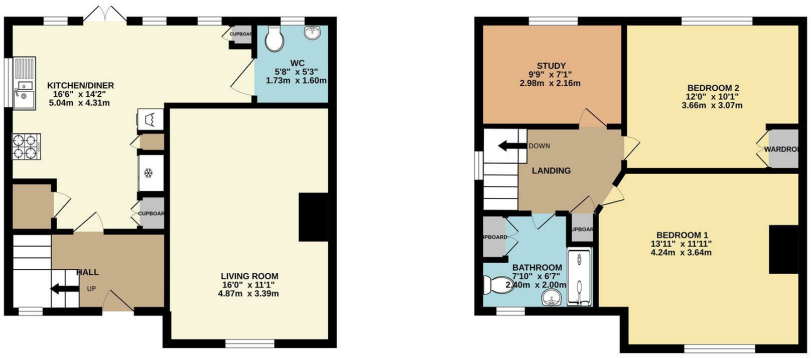
GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.

FIRST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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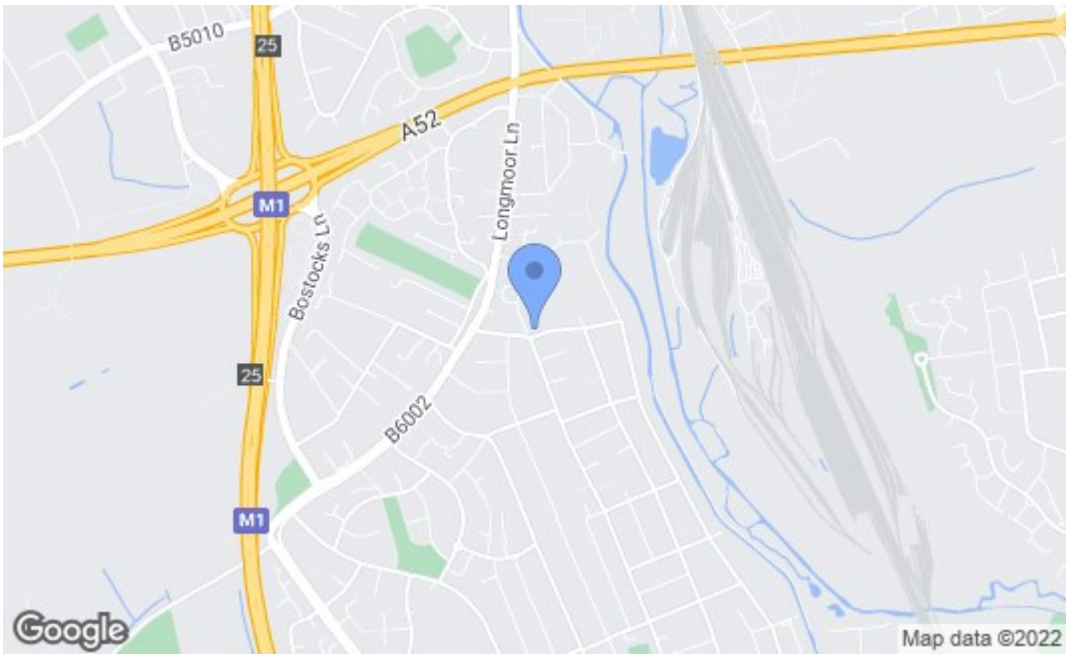

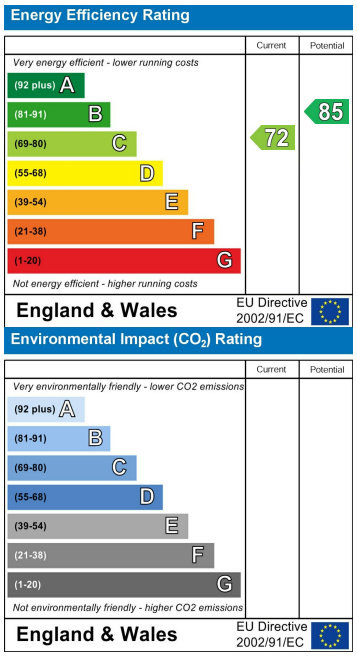

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