



Wilsthorpe Road,  
Long Eaton, Nottingham  
NG10 4AA

**£595,000 Freehold**



A DELIGHTFUL, DETACHED FAMILY HOME FOUND ON A CORNER PLOT, FOUND CLOSE TO EXCELLENT TRANSPORT LINKS AND NEARBY WEST PARK.

This delightful house offers a perfect blend of comfort and style, making it an ideal family home and offers huge potential for a new owner. Situated on a corner plot, this gated detached property provides both privacy and security. Boasting two reception rooms, a kitchen and a snug, there is ample space for entertaining guests or simply relaxing with your loved ones. Additionally, the 'in and out driveway' leads to the single and double garages with remote control doors and offers both convenience and security for your vehicles. One of the highlights of this home is the beautifully landscaped rear garden, complete with a variety of fruit trees. Imagine enjoying a peaceful afternoon surrounded by nature right in your own backyard.

The property offers fantastic space throughout with a beautiful hallway, dining room and a living room stretching in excess of 28ft. There is also an additional reception room accessed via the living room which can also provide internal access to the double garage. The kitchen/breakfast room offers integrated appliances whilst overlooking the stunning rear garden. To the first floor, there are three good sized bedrooms, a dressing room, study/fourth bedroom and four piece bathroom. The loft is accessed via a drop down ladder off the landing and offers power and heating and is a superb additional space. The beautiful, landscaped rear garden boasts a variety fruit trees whilst being wall enclosed and electric lighting throughout the garden which makes this a superb spot for summer hosting along with the different seating areas and patios within the garden.

Being situated on Wilsthorpe Road the property is within easy reach of the town centre where there are the Asda, Tesco and Aldi stores as well as many other retail outlets, there is a Sainsburys convenience store on Tamworth Road, excellent schools for all ages within walking distance of the house, there are health care and sports facilities including the West Park leisure centre and adjoining playing fields and as well as the Long Eaton station the excellent transport links include junction 25 of the M1, East Midlands airport, and the A52 and other main roads provide ideal access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

With oak parquet flooring and double UPVC doors providing access into:

## Entrance Hall

12'7 x 6'10 approx (3.84m x 2.08m approx)

With oak parquet flooring, carpeted stairs, radiator, wood framed stained-glass windows and a stained-glass door to the front.

## Cloaks/w.c.

6'7 x 4'1 approx (2.01m x 1.24m approx)

Having a low level flush w.c. and wash hand basin housed in a vanity unit, heated towel rail, tiled flooring, partially tiled walls, built-in airing/storage cupboard and an obscure UPVC double glazed window to the rear.

## Dining Room

17'5 x 11'11 approx (5.31m x 3.63m approx)

UPVC double glazed bay window to the front, a further UPVC double glazed window to the side, oak parquet flooring, coving to the ceiling and two radiators.

## Dining Kitchen

22'1 x 11'4 approx (6.73m x 3.45m approx)

With a range of matching wall and base units with work surfaces over, 1½ bowl sink and drainer with mixer tap, integrated double oven with five ring gas hob over and extractor fan above, integrated fridge and freezer, integrated dishwasher, tiled splashback, Karndean effect flooring, radiator, coving to the ceiling, space for a dining table, in-built pantry cupboard (5'10 x 3' approx), UPVC double glazed windows to the side and rear and a single UPVC door to the rear garden.

## Living Room

28'9 x 11'10 approx (8.76m x 3.61m approx)

The open plan living room has a UPVC double glazed window to the front, carpeted flooring, coving to the ceiling, TV point, feature fireplace with electric fire and decorative surround, two radiators, two ceiling roses and double opening French doors to the rear garden.

## Snug

13' x 9'3 approx (3.96m x 2.82m approx)

UPVC double glazed window to the rear, carpeted flooring, two radiators and a single door providing access into the integral double garage.

## First Floor Landing

The landing has UPVC double glazed windows to the front and rear, carpeted flooring, radiator, access hatch to the loft and doors to:

## Bedroom 1

15'10 x 11'11 approx (4.83m x 3.63m approx)

The master bedroom has UPVC double glazed windows to the front and rear, carpeted flooring, radiator, coving to the ceiling and a range of fitted wardrobes with bedside units, display cabinets and a chest of drawers.

## Bedroom 2

14'10 x 11'10 approx (4.52m x 3.61m approx)

UPVC double glazed windows to the front and side, carpeted flooring, radiator, coving to the ceiling and a range of fitted wardrobes with bedside units, display cabinets and a chest of drawers.

## Bedroom 3

11'8 x 10'1 approx (3.56m x 3.07m approx)

UPVC double glazed window to the side, carpeted flooring, radiator, coving to the ceiling and access into the dressing room and bedroom 4.

## Dressing Room

8' x 4'4 approx (2.44m x 1.32m approx)

Having a range of fitted floor to ceiling wardrobes and carpeted flooring.

## Study/Bedroom 4

6'7 x 6'1 approx (2.01m x 1.85m approx)

UPVC double glazed window to the front, carpeted flooring, radiator and a built-in cupboard.

## Bathroom

11'7 x 8' approx (3.53m x 2.44m approx)

Having a low level flush w.c., wash hand basin with vanity cupboard under, bath with central taps and tiled surround, shower enclosure, ceramic tiled flooring, partially tiled walls, heated towel rail, recessed spotlights and obscure UPVC double glazed window to the rear.

## Second Floor Landing

## Loft Room

22'4 x 19'4 approx (6.81m x 5.89m approx)

The L shaped loft room is fully boarded, has lighting and storage to the eaves.

## Outside

There is a large 'in and out' driveway providing ample off street parking accessed by dual remote control electric gates as well as a pedestrian gate, access to the single and double garages, trees, plants and shrubs to the borders, courtesy lighting and a gate to the rear garden.

The rear garden is South-East facing and there is a wrap around wall to the boundaries, patio, lawned garden with mature fruit trees including apple, pear and plum, plants and shrubs. Courtesy lighting, retractable canopy, wooden pergola, timber shed and an outside tap is provided. There is a large log cabin in the rear garden and this will remain when the property is sold.

## Double Garage

18'6 x 14'4 approx (5.64m x 4.37m approx)

The double garage has a range of fitted storage cupboards, power points, lighting, obscure UPVC double glazed window to the side and an electrically operated up and over door onto the front driveway.

## Single Garage

15'7 x 9'5 approx (4.75m x 2.87m approx)

The single garage has an obscure UPVC double glazed window to the side and an electrically operated up and over door onto the front driveway.

## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. Turn immediate left onto Parkside Avenue and the property can be found on the corner with Wilsthorpe Road service road as identified by our for sale board.

7931AMCO

## Council Tax

Erewash Borough Council Band F



Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         | 66        |
| (39-54) E   |  | 39                      |           |
| (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.