Robert Ellis

look no further...

Welbeck Road,
Long Eaton, Nottingham
NG10 4GQ

£239,995 Freehold

THIS IS A TRADITIONAL SEMI DETACHED PROPERTY PROVIDING WELL PROPORTIONED, THREE DOUBLE BEDROOM ACCOMMODATION WHICH HAS BEEN RECENTLY DECORATED THROUGHOUT.

Being located on Welbeck Road which is a popular road on the outskirts of Long Eaton, this traditional three bedroom property offers well proportioned accommodation which will suit the requirements of a whole range of buyers, from people buying their first property to families who are looking for a three bedroom property which is close to excellent local schools and other amenities and facilities. For the size and quality of the property to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of brick with render to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. In brief the house includes a reception hallway which has laminate flooring that extends across the ground floor living accommodation, there is a ground floor w.c., a through lounge with a French door leading out to a covered area and to the rear garden, the breakfast kitchen is well fitted with wall and base unis and to the first floor the landing leads to the three good size bedrooms an bathroom which has a mains flow shower system over the bath. Outside there is a newly laid lawned garden to the front and a drive extends down the left hand side of the property to the detached garage which is positioned at the rear. The private rear garden is of a good size and is mainly lawned with a patio area, fencing to the side boundaries and a hedge to the rear boundary.

The property is well placed for easy access to the amenities and facilities providing by Long Eaton and the surrounding area with there being a Tesco, Aldi, Lidl and Asda stores as well as many other retail outlets in Long Eaton, there are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, excellent local schools for all ages are within easy walking distance and the transport links include J25 of the M1 which is a few minutes drive away, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Open porch leading through a UPVC front door which has two inset opaque glazed panels to:

Reception Hall
Stairs with cupboard under leading to the first floor with a cupboard housing the gas and electricity meters, electric consumer unit and having an opaque double glazed window to the front, there is laminate flooring in the hall which extends across all the ground floor living accommodation, panelled doors leading to the rooms, understairs cupboard and ground floor w.c. and a radiator.

Ground Floor w.c.
Having a white low flush w.c. and a wall mounted hand basin with mixer tap, opaque double glazed window and laminate flooring.

Lounge/Sitting Room
17'2 x 11'9 to 10'4 approx (5.23m x 3.58m to 3.15m approx)
Double glazed window to the front with double glazed French door having double glazed windows to either side leading to a covered area at the rear of the house and to the rear garden, two radiators, feature recess in the chimney breast and laminate flooring.

Breakfast Kitchen
11'10 x 10'2 approx (3.61m x 3.10m approx)
The breakfast kitchen is fitted with cream finished Shaker style units having a stainless steel sink and mixer tap and a four ring hob set in a work surface with cupboards, oven and drawers below, work surface with space and plumbing for an automatic washing machine below, two double eye level wall cupboards and a hood over the cooking area, tiling to the walls by the work surface areas, double glazed window to the rear with an opaque double glazed window to the side, radiator and a half opaque double glazed door leading out to the side of the property, laminate flooring and Baxi wall mounted boiler.

First Floor Landing
The balustrade continues from the stairs onto the landing, hatch to loft and double glazed window to the front.

Bedroom 1
11'3 x 9'4 approx (3.43m x 2.84m approx)
Double glazed window to the rear and a radiator.

Bedroom 2
12'3 x 10'6 approx (3.73m x 3.20m approx)
Double glazed window to the rear and a radiator.

Bedroom 3
10'4 x 8'3 approx (3.15m x 2.51m approx)
Double glazed window to the front and a radiator.

Bathroom
The bathroom has a white suite including a panelled bath with a mixer tap and a mains flow shower over with tiling to two walls and a protective glazed screen, pedestal wash hand basin with a mixer tap and a tiled splashback, low flush w.c., chrome ladder towel radiator, opaque double glazed window, laminate flooring and an extractor fan.

Outside
At the front of the property there is a block edged tarmacadam driveway which runs down the left hand side of the house and a path extends across the front of the property. There is a newly laid lawn with a wall to the front boundary, hedge and fence to the right hand side and a fence to the left hand boundary and from the driveway there is a gate leading to the rear garden.

At the rear of the property there is a concrete path with a path running down the side of the garage to the bottom of the garden where there is a slabbed patio area, there are two main lawned sections to the garden, a shed behind a garage, fencing to the side boundaries and a hedge to the rear boundary. There is an outside water supply provided and a gate is positioned between the house and the garage which leads to the drive at the side of the house.

Garage
16' x 8' approx (4.88m x 2.44m approx)
There is a concrete sectional garage with a pitched roof positioned at the rear of the house with double doors to the front, two windows and a door to the side.

Directions
Proceed out of Long Eaton along Derby Road and turn left into Bennett Street. Follow the road for some distance and Welbeck Road can be found at the far end.
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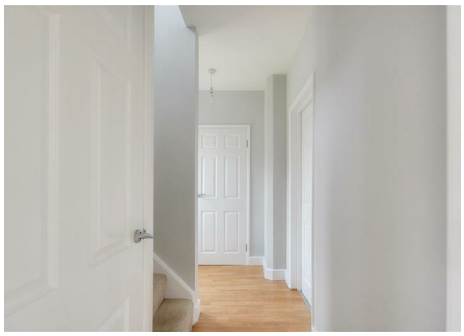
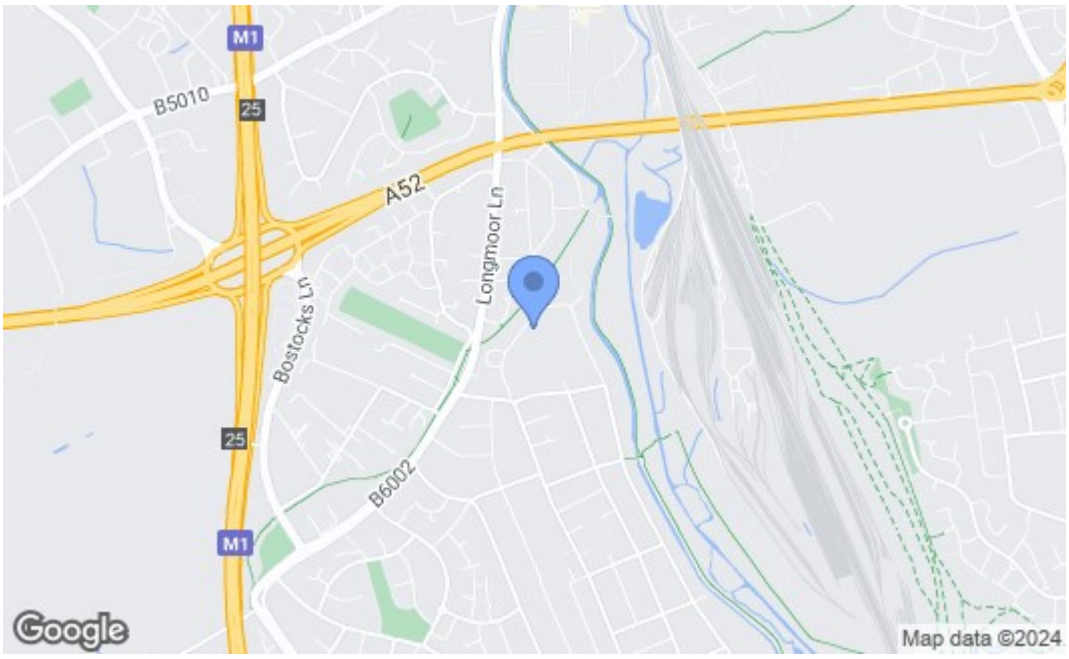
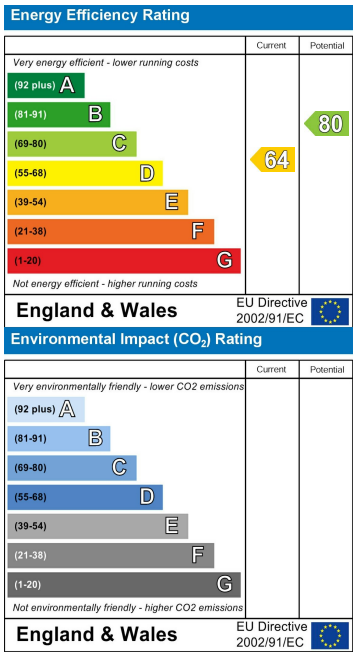
Council Tax
Erewash Borough Council Band B







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.