Robert Ellis

look no further...

18 York Road,
Long Eaton, Nottingham
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£219,995 Freehold

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THIS IS PROBABLY ONE OF THE FINEST EXAMPLES OF A FULLY REFURBISHED EDWARDIAN BAY FRONTED SEMI DETACHED HOME IN LONG EATON WITH THE HOUSE RETAINING MANY ORIGINAL FEATURES AND NEW ADDITIONS WHICH SETS IT APART FROM OTHER SIMILAR PROPERTIES IN THE AREA.

Being located on York Road this tastefully updated Edwardian semi detached property provides three bedroom accommodation with two large reception rooms and an exclusively fitted kitchen which has a partly glazed roof which allows natural light to flood into the sitting area within the kitchen, from which there are double opening French doors leading out to the gardens to the rear. We are sure this stunning property will suit a whole range of buyers, from people purchasing their first property through to those who might be downsizing from a larger property and are in search of a home that offers spacious accommodation associated with older properties which they can move into without having to carry out any work whatsoever. The property is also well placed for easy access to the many local amenities and facilities provided by the area, all of which have helped to make this particular road a very convenient and popular place for people to live.

The property stands back from the road behind a walled front garden with a path running down the right hand side which provides access to the main entrance door and via a gate to the rear garden. There is a box bay window to the front elevation which helps to provide an attractive appearance to the property which is constructed of brick to the external elevations all under a pitched tiled roof. The spacious and well proportioned accommodation derives all the benefits of gas central heating and double glazing and is entered through a stylish composite front door at the side into the hall where there is an original 'Minton' tiled floor and pine doors leading to the two reception rooms and understairs cupboard. The lounge is positioned at the front of the house and this room has a box bay window and a feature fireplace. The dining room is at the rear of the house and this has double opening French style doors leading out to the rear garden and quality wooden flooring which extends through into the exclusively fitted and equipped kitchen which has the part vaulted glazed roof and a second set of French doors leading out to the rear garden. There is also a most useful ground floor w.c. which has space for a washing machine and tumble dryer. To the first floor the landing again has the original pine doors leading to the three good size bedrooms and luxurious tiled shower room which includes a mains flow shower system within the large corner walk-in shower. Outside the main garden is at the rear where there is a patio to the immediate rear of the house leading down to a mainly lawned garden which has fencing, walls and hedges to the boundaries with there being a shed at the bottom of the garden which will remain when the property is sold.

The property is within a few minutes walk of the town centre where there are Asda and Tesco superstore and many other retail outlets as well as several pubs, restaurants and the well known Clifford gym. There are excellent local schools for all ages, healthcare and further sports facilities at West Park Leisure Centre and adjoining playing fields and the 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, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Reception Hall
Stylish composite front door with inset leaded glazed panel and etched panel above with the house number inset, original 'Minton' tiled flooring, stairs with balustrade leading to the first floor, opaque glazed window to the side, pine doors leading to the rooms off the hall and to the understairs cupboard, cornice to the wall and ceiling and feature radiator.

Lounge/Sitting Room
12' plus bay x 12' approx (3.66m plus bay x 3.66m approx)
Double glazed box bay window to he front, pine flooring, coal effect gas fire set in an 'Adam' style surround with inset and hearth, cornice to the wall and ceiling, picture rail to the walls and a feature radiator.

Dining Room
12' x 12' approx (3.66m x 3.66m approx)
Double glazed double opening French doors leading out to the rear garden with double glazed panel above, oak flooring which extends through into the kitchen, double cupboard with pine doors to one side of the chimney breast, picture rail to the walls, feature cast iron fireplace with tiled hearth and feature radiator.

Kitchen
19' overall x 7' approx (5.79m overall x 2.13m approx)
The exclusively fitted kitchen has white matt handle less units with wooden work surfaces and includes a 1½ bowl sink with mixer tap set in a wooden work surface with an integrated dishwasher, drawers and cupboards beneath, space for a cooking 'Range' with hood over and wooden work surfaces to either side with cupboards and drawers under, matching eye level wall cupboards, mosaic tiling to the walls by the cooking area, integrated fridge and freezer, oak flooring, part glazed roof over the sitting area adjoining the kitchen, double glazed window to the side and double glazed double opening French doors leading out to the rear garden and a feature radiator.

Ground Floor w.c./Utility Area
Having a white low flush w.c. and space for both an automatic washing machine and tumble dryer, oak flooring, opaque double glazed window, glazed roof and chrome ladder heated towel radiator.

First Floor Landing
Hatch to loft and original pine doors leading to:

Bedroom 1
12' x 12' approx (3.66m x 3.66m approx)
Double glazed window to the front, feature radiator, cornice to the wall and ceiling, cast iron fireplace and picture rail to the walls.

Bedroom 2
12' x 10' approx (3.66m x 3.05m approx)
Double glazed window to the rear, feature cast iron fireplace with tiled hearth, double built-in storage cupboards with cupboards over to one side of the chimney breast and radiator.

Bedroom 3
9' x 7' approx (2.74m x 2.13m approx)
Double glazed window to the rear and radiator.

Shower Room
The shower room is fully tiled and has a corner shower with a mains flow shower system and a curved protective door and screens, low flush w.c., hand basin set on a tiled surface with cupboard and storage space below, a mirror with light over on the wall by the hand basin position, tiled flooring, opaque double glazed window, recessed spotlights to the ceiling and chrome heated ladder towel radiator.

Outside
At the front of the property there is a garden area with a wall and hedge to the front and a path leading down the right hand side to the main entrance door and through a gate to the rear garden. At the rear of the property there is a slabbed area with a path leading down to the bottom of the garden where there is a shed which will remain at the property when it is sold. There is a lawn with beds to the sides and fencing to the left boundary and a wall and coniferous hedging to the right hand side and a wall to the rear boundary. There is outside lighting and a tap provided.

Directions
Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Take the turning on the right into York Road and the property can be found on the left hand side.
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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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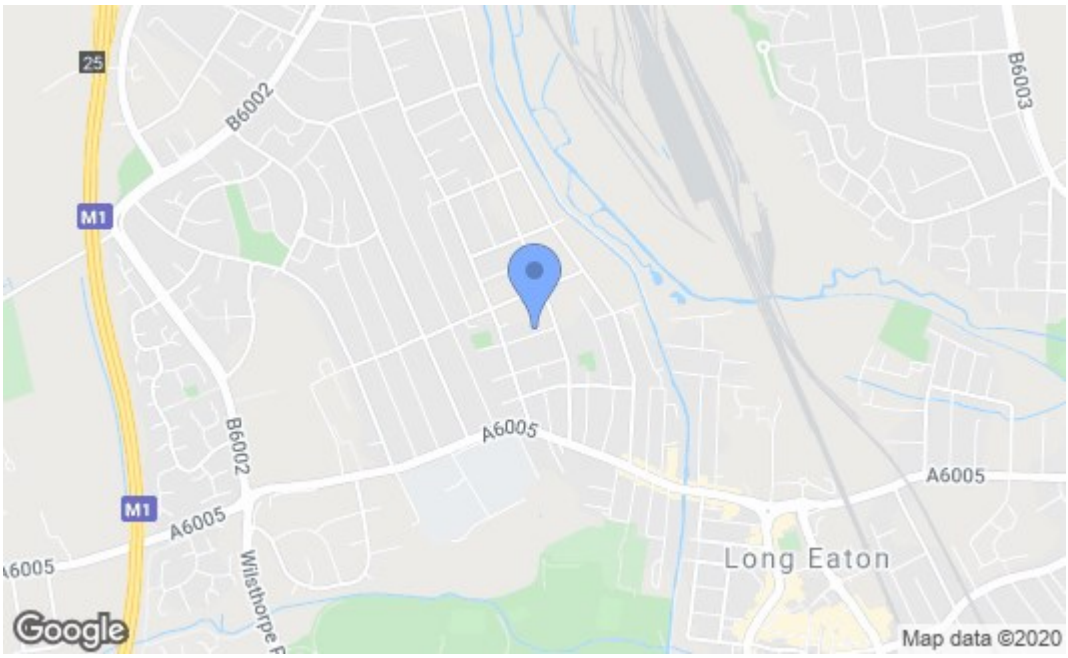

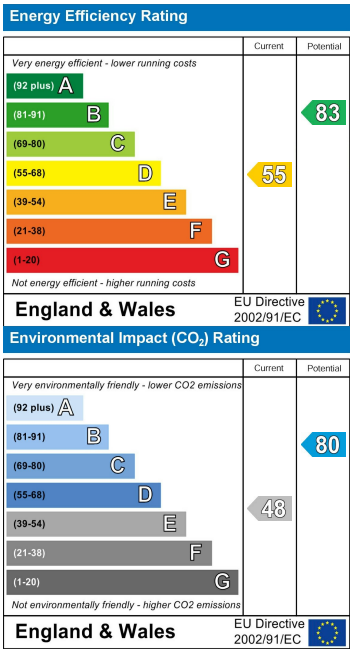

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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