



Curzon Street,  
Long Eaton, Nottingham  
NG10 4FL

**£265,000 Freehold**



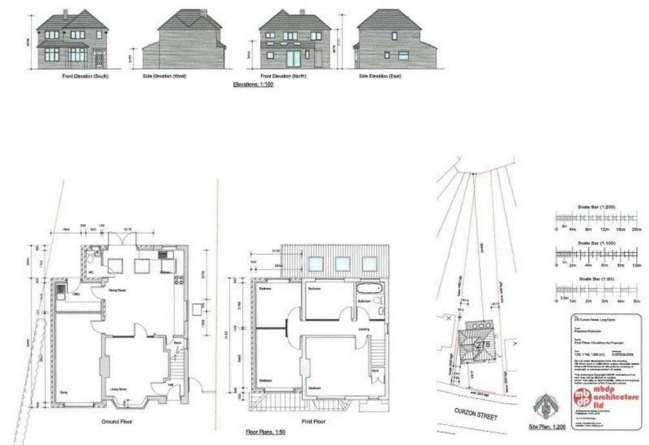


THIS IS A UNIQUE OPPORTUNITY TO PURCHASE A PROPERTY WHICH ALREADY HAS PLANNING PERMISSION TO CHANGE IT INTO A FOUR BEDROOM DETACHED FAMILY HOME.

Being situated on Curzon Street this traditional two double bedroom detached family home offers accommodation ready for you to move in to but can also be converted into something much bigger which would certainly add value to the property. The property sits on a larger than average plot and having access either side there are plans to turn this property into a large four bedroom family home, if required with a living room, study, breakfast dining kitchen, utility and ground floor w.c. and to the first floor there would be four double bedrooms and a family bathroom. Another feature is the size of the rear garden and to fully appreciate all the property has to offer, an internal viewing is a must.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of an entrance hall, lounge open to the dining room and a galley kitchen. To the first floor there are two double bedrooms and a family bathroom. Outside there is so much space with parking for 2/3 cars and additional parking could be made if required and as previously mentioned there is a larger than average rear garden measuring nearly 100' in length.

The property is within easy reach of the Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and transport links include J25 of the M1, Long Eaton and East Midlands Parkway Stations, East Midlands Airport and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Entrance Hall

UPVC double glazed front entrance door, radiator, stairs to the first floor landing and door to:

### Lounge

14'7" x 11'11" approx (4.45m x 3.63m approx)  
UPVC double glazed bay window to the front, radiator, telephone and TV points and open to:

### Dining Room

11'2" x 9'11" approx (3.40m x 3.02m approx)  
Radiator, door to kitchen and patio door to the rear garden.

### Kitchen

17'7" x 5'10" approx (5.36m x 1.78m approx)  
Wall, base and drawer units with roll edged work surface over, appliance space, plumbing for automatic washing machine, cooker space, tiled floor, sink and drainer with mixer tap over, radiator, rear exit door, spotlights, UPVC double glazed windows to the side and rear, door to pantry having shelving, tiled floor and UPVC double glazed window to the side.

### First Floor Landing

Storage cupboard housing the gas central heating boiler, UPVC double glazed stained glass window to the side, access to the loft and doors to:

### Bedroom 1

16'3" x 11'11" approx (4.95m x 3.63m approx)  
Two UPVC double glazed windows to the front, radiator, picture rail and door to overstairs storage cupboard.

### Bedroom 2

11' x 9'4" approx (3.35m x 2.84m approx)  
UPVC double glazed window to the rear, picture rail and telephone point.

### Bathroom

A white three piece suite comprising of a panelled bath with hand held shower, pedestal wash hand basin, low flush w.c., fully tiled walls and splashbacks, radiator and UPVC double glazed window to the rear.

### Outside

To the front of the property there are two entrances, to the right there is a wrought iron gate with a Presscrete path leading to the front entrance door and to the left there are double wrought iron gates leading to a Presscrete driveway offering parking for at least two cars, there is a gravelled area and it is all privately enclosed with wall and hedged boundaries which could be made into additional parking if required. There is gated access either side of the property leading to the privately enclosed rear garden, to the immediate rear of the property there is a Presscrete patio area leading to the lawn with a path leading through it, raised wall borders and borders either side of the lawn filled with flowers and mature shrubs, there are two garden sheds and to the bottom of the garden there is additional storage and areas to grow vegetables if required. All privately enclosed with fenced, walled and hedged boundaries.

### Directions

Proceed out of Long Eaton along Derby Road and after the bend Curzon Street can be found as a turning on the right with the property identified by our for sale board. 6483AMEC

### Agents Notes

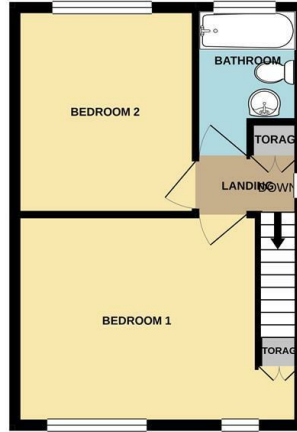
Planning permission ref ERE/0821/0023



GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 698 sq.ft. (64.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(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	

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