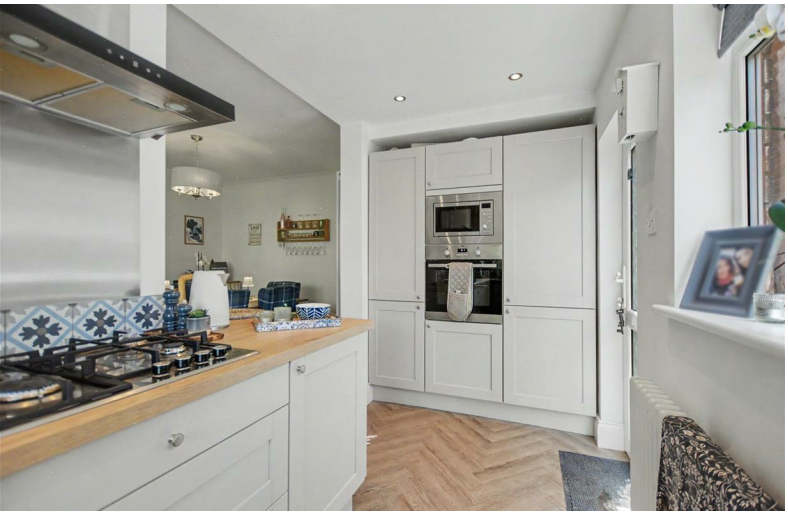
Robert Ellis

look no further. . .



College Street
Long Eaton, Nottingham NG10 4GN

A TRADITIONAL WELL PRESENTED BAY FRONTED THREE BEDROOM DETACHED FAMILY HOUSE.

£285,000 Freehold

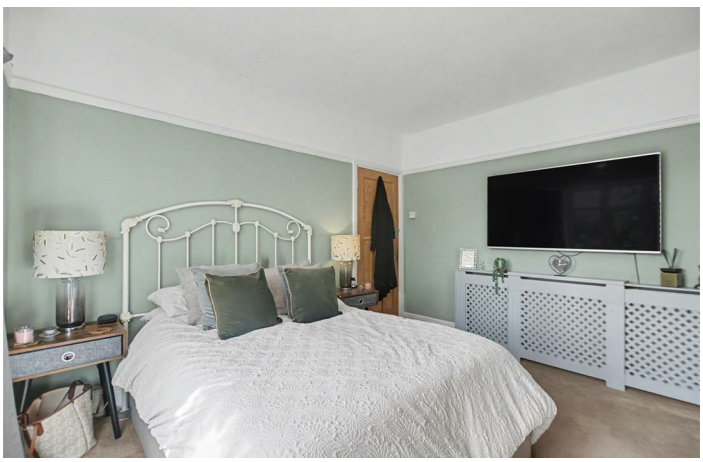
ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED TRADITIONAL BAY FRONTED THREE BEDROOM DETACHED FAMILY HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises a welcoming entrance hallway, bay fronted living room, open plan "L" shaped family dining kitchen and a conservatory. The first floor landing then provides access to three bedrooms and a luxury bathroom suite.

Further benefits of the property include gas fired central heating from a combination boiler, double glazing, off-street parking and a generous enclosed landscaped rear garden.

The property is located in this popular and established residential location within close proximity of the shops, services and amenities available in Long Eaton. There is also easy access to excellent nearby schooling for all ages and good transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

We believe the property will make an ideal first time buy or family home and we highly recommend an internal viewing.



ENTRANCE HALL
15'9" x 5'11" (4.81 x 1.82)
Feature panel and glazed entrance door with glazed window unit to the side of the door, staircase rising to the first floor with decorative wood spindle balustrade, radiator with display cabinet, boxed-in meter cupboard, useful understairs storage closet with double glazed window to the side and lighting which houses the gas fired combination boiler (for central heating and hot water). Doors to lounge and dining kitchen.

LOUNGE
13'10" x 11'5" (4.22 x 3.48)
Double glazed bay window to the front, media points, coving, wall light points, decorative ceiling rose, feature fire surround incorporating decorative tiled hearth, radiator with display cabinet.

OPEN PLAN DINING KITCHEN
19'5" reducing to 11'7" x 18'1" (5.92 reducing to 3.55 x 5.52)
The kitchen area comprises a matching range of recently re-fitted base and wall storage cabinets and drawers, with square edge work surfacing incorporating four ring gas hob with extractor over, in-built eye level oven and combination microwave, fitted single sink and draining board with central swan-neck mixer tap and decorative tiled splashbacks, plumbing for washing machine, integrated fridge and freezer, double glazed windows to the side and rear (with fitted blinds), uPVC panel and double glazed exit door to outside, spotlights and opening through to the dining area where there is ample space for dining table and chairs, coving, panel and double glazed double doors lead through to the conservatory, vertical radiator, further panel and glazed oak framed door leading into the hallway.

CONSERVATORY
10'9" x 10'9" (3.29 x 3.28)
Brick and double glazed construction with double glazed French doors opening out to the rear garden with double glazed windows to either side of the door, sloping polycarbonate roof, central heating radiator, wall light points and decorative panelling.

FIRST FLOOR LANDING
Radiator with cabinet, double glazed window to the side, decorative wood spindle balustrade to match the entrance hall and staircase, loft access point, coving, doors to all bedrooms and bathroom.

BEDROOM ONE
13'10" x 11'10" (4.24 x 3.62)
uPVC double glazed bay window to the front, radiator with display cabinet, coving.

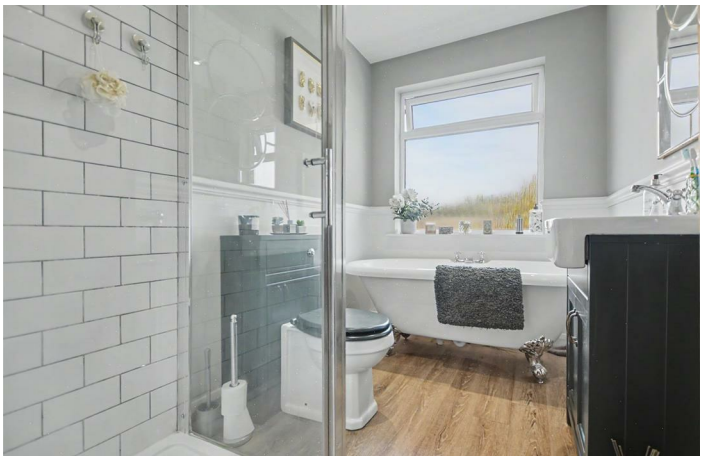
BEDROOOM TWO
11'10" x 11'5" (3.62 x 3.49)
Double glazed window to the rear overlooking the rear garden (with fitted blind), radiator, coving, picture rail.

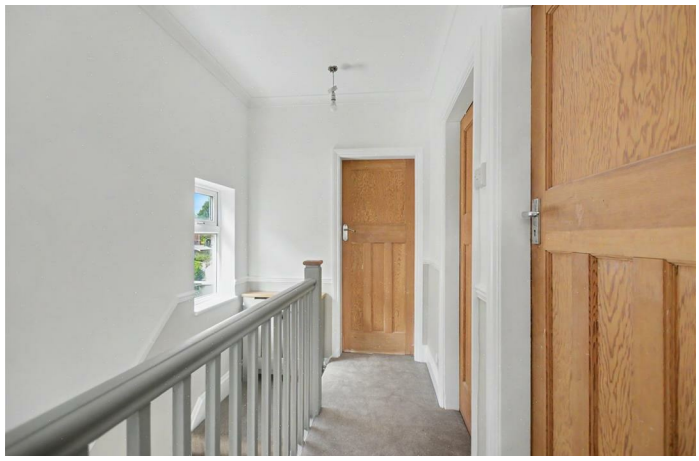
BEDROOM THREE
8'4" x 5'10" (2.55 x 1.80)
Double glazed window to the front (with fitted blinds), radiator.

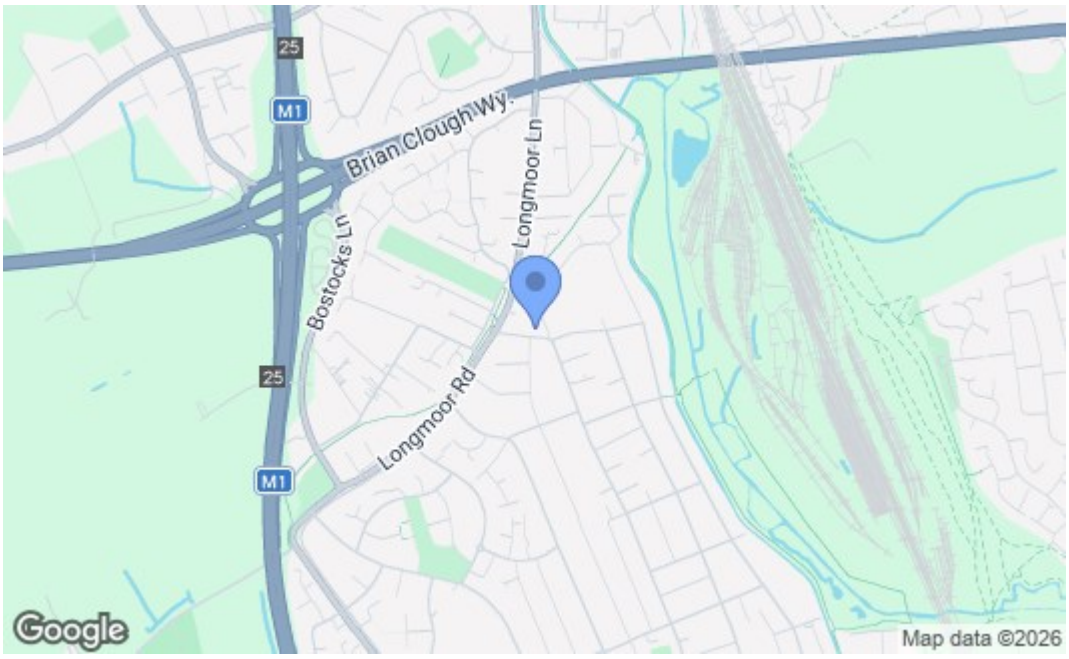
BATHROOM
9'4" x 5'10" (2.86 x 1.79)
Luxury four piece suite comprising freestanding dual end roll top bath with claw feet and mixer tap, separate tiled and enclosed shower cubicle with glass screen and shower door with mains shower, wash hand basin with mixer tap and storage cabinets beneath, hidden cistern push flush WC. uPVC double glazed window to the rear, spotlights, dado rail, Victorian-style radiator with towel rail attachment.

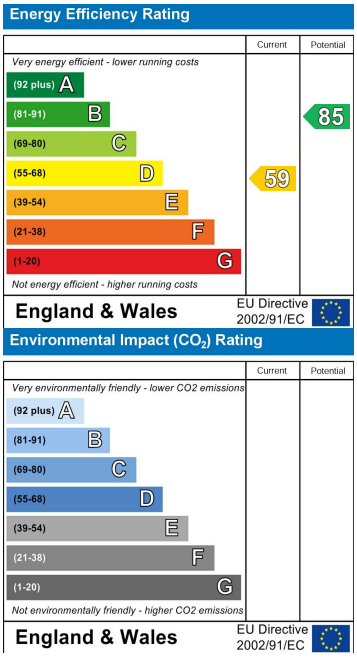
OUTSIDE
To the front of the property, there is a lowered kerb entry point to a block paved shaped driveway providing off-street parking with additional gravel frontage providing further parking. Pedestrian gated access then provides access down the side of the property leading into the rear garden. The rear garden is enclosed by timber fencing to the boundary lines has been recently re-landscaped to incorporate "L" shaped generous lawn section with decorative gravel chippings leading to a rear paved patio seating area (ideal for entertaining). Within the garden, there is an external water tap and lighting point.

DIRECTIONS
Upon leaving our Stapleford Branch, proceed in the direction of Sandiacre. At the Sandiacre traffic lights, turn left onto Longmoor Lane and head in the direction of Long Eaton. Take a left turn at the mini island onto College Street. Pass the convenience store and the property can be found on the left hand side, identified by our For Sale board.









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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