



Wilsthorpe Road,
Long Eaton, Nottingham
NG10 4AA

O/O £350,000 Freehold



A SPACIOUS THREE BEDROOM DETACHED HOUSE WITH OFF STREET PARKING, GARDEN AND GARAGE, BEING SOLD WITH NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market this spacious detached home offering ample space, both inside and out. Situated within a desirable location in Long Eaton, the property is situated along the service road, away from the road and set back via driveway and parking.

To the external elevation the property and garage are both constructed of brick with the main house benefiting from both double glazing and gas central heating throughout. The property would be suitable for a family and in brief comprises of an entrance hall, kitchen, open plan lounge/diner, ground floor w.c. and conservatory. To the first floor there is a large master bedroom with fitted wardrobes, a second bedroom and a third bedroom with fitted wardrobes and a three piece shower room. The front of the property benefits from a garden, ample off street parking and access to the garage and rear garden to the side. The enclosed large rear garden has a patio area, lawn and mature trees and shrubs making it incredibly private.

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 Tesco Extra and excellent schools for all ages within walking distance of the house, healthcare and sports facilities including the West Park leisure centre and adjoining playing fields which provides a lovely walk to the town centre and as well as the Long Eaton station the excellent transport links include junctions 24 and 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. A viewing is essential.



Entrance Hall

Aluminium double glazed front door, carpeted flooring, radiator and ceiling light.

Kitchen

9'4 x 10'2 approx (2.84m x 3.10m approx)

Wooden double glazed window to the front, UPVC double glazed door to the side, vinyl flooring, pantry, space for a dishwasher and washing machine, free standing cooker, breakfast bar, ceiling light and radiator.

Pantry

2'5 x 4' approx (0.74m x 1.22m approx)

Obscure UPVC double glazed window to the front, vinyl flooring, fuse board, space for a fridge freezer and ceiling light.

Lounge/Diner

11'6 x 22'9 approx (3.51m x 6.93m approx)

UPVC double glazed window to the rear, double glazed aluminium sliding doors to the conservatory, feature fireplace, radiator and ceiling light.

Conservatory

9'1 x 9'1 approx (2.77m x 2.77m approx)

UPVC double glazed windows and door to the rear, tiled flooring.

Ground Floor w.c.

5'4 x 2'4 approx (1.63m x 0.71m approx)

UPVC double glazed window to the side, vinyl flooring, low flush w.c., wall mounted sink, radiator and ceiling light.

First Floor Landing

Wooden aluminium double glazed window to the front, carpeted flooring, loft access, ceiling light and doors to:

Bedroom 1

12'7 x 11'6 approx (3.84m x 3.51m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator, fitted wardrobes, wall and ceiling lights.

Bedroom 2

9'5 x 11'7 approx (2.87m x 3.53m approx)

UPVC double glazed window to the rear, radiator, carpeted flooring and ceiling light.

Bedroom 3

8'1 x 6'5 approx (2.46m x 1.96m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, fitted wardrobes and ceiling light.

Shower Room

6'6 x 5'5 approx (1.98m x 1.65m approx)

Wooden frame double glazed window to the front, vinyl flooring, top mounted sink, low flush w.c., heated towel rail, walk-in shower with electric shower and ceiling light.

Outside

To the front there is off road parking, access to the garage. To the rear there is a mature garden with lawn, patio, greenhouse, trees and shrubs.

Garage

Brick built garage with an up and over door to the front, power and lighting.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic lights turn left into Wilsthorpe Road and left again into Parkside Avenue and right into the slip road of Wilsthorpe Road and the property can be found on the left as identified by our for sale board.

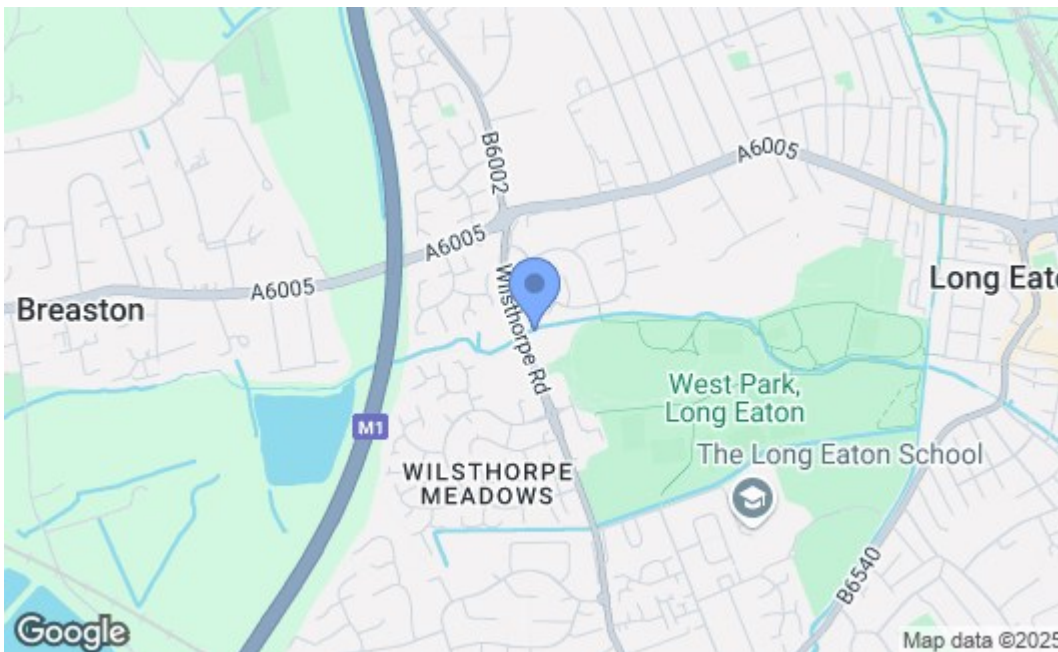
7370AMRS

Council Tax

Erewash Borough Council Band



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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	83
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.