



Trafalgar Road,  
Long Eaton, Nottingham  
NG10 1DD

**£309,950 Freehold**





## Porch

Open porch with a pitched tiled roof and outside light and a stylish composite front door with inset opaque glazed panel leading to:

## Entrance Hall

Stairs with carpeted flooring and balustrade leading to the first floor, radiator, laminate flooring which extends through into the living area and ground floor WC, built-in cloaks cupboard, panelled doors leading to the open plan living space and ground floor WC and two power points.

## Ground Floor w.c.

White low flush WC and a hand basin with mixer tap and tiled splash-back, radiator, laminate flooring, double opaque glazed window and recessed lights into the ceiling.

## Open Plan Living/Dining Area with Kitchen

28' x 16'10" (8.53m x 5.13m)

## Lounge/Living Area

16'10" x 11' (5.13m x 3.35m)

Open plan lounge/living area with double glazed double opening French doors and a double glazed window to the rear, three radiators, two TV points, eight power points (one with a USB charging point) and carpeted flooring.

## Open Plan Kitchen with Dining Area

13' reducing to 9' x 10' (3.96m reducing to 2.74m x 3.05m)

The kitchen is fitted with high quality gloss finished units with brushed stainless steel fittings and includes one and a half bowl sink with mixer tap and a four ring induction hob set in the worksurface which extends to three sides and has cupboards, an integrated dishwasher, oven and drawers below, housing for an upright integrated fridge/freezer, matching eye level wall cupboards and an eye level microwave oven, hood to the cooking area, double glazed windows to the front and side, laminate flooring in the kitchen/dining area, recessed lighting to the ceiling, ten power points (one of which has a USB charging point) and points for the integrated appliances, and a built-in understairs storage cupboard with two power points, the electric consumer unit and a recessed light.

## First Floor Landing

The balustrade continues from the stairs to the landing, hatch to loft, 'Ideal' boiler housed within a built-in airing/storage cupboard, a further built-in storage cupboard and two power points.

## Bedroom 1

12' x 10' reducing to 9'3" (3.66m x 3.05m reducing to 2.82m)

Double glazed window to the rear, radiator, eight power points (one of which has a USB charging point), TV aerial point, light switches to either side of the bed position and carpeted flooring.

## En-Suite

The en-suite to the main bedroom has a large walk-in shower with mains flow shower system having a rainwater shower head and handheld shower, tiling to three walls and a glazed sliding door and protective screen, hand basin with mixer tap, cupboard under with a tiled splashback, low flush w.c., double opaque glazed window, tiled flooring, recessed lighting to the ceiling and a chrome ladder towel radiator.

## Bedroom 2

12' x 10' (3.66m x 3.05m)

Double glazed window to the front, radiator, eight power points (one with a USB charging point), TV aerial point and carpeted flooring.

## Bedroom 3

8' x 7' (2.44m x 2.13m)

Double glazed window to the rear, radiator, six power points, TV aerial point and carpeted flooring.

## Bathroom

The main bathroom has a white suite including a panelled bath with mixer tap, mains flow shower over having a rainwater shower head and a hand held shower, tiling to three walls, hand basin with mixer tap and two drawers below, low flush w.c., tiling of the walls by the sink and w.c. areas, double opaque glazed window, tiled flooring, recessed lighting to the ceiling, extractor fan, electric shaver point and a chrome ladder towel radiator.

## Outside

### To the Front

To the front there is a block paved driveway providing off-road parking for two vehicles, path leading to the front door and across the front of the house to a gate which provides access to the rear garden, electrical charging point and an outside water supply.

### To the Rear

To the rear there is a patio leading onto a good sized lawned garden which has quality fencing to the three boundaries.

## Directions

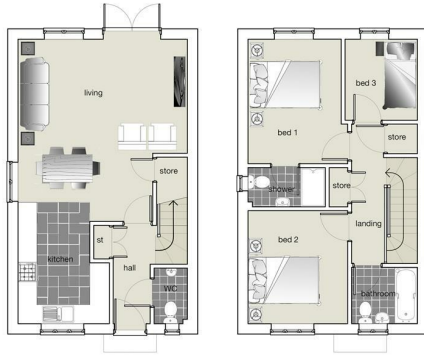
Proceed out of Long Eaton along Tamworth Road taking the left turning just past the Fire Station into Nelson Street. Take the second left turning into Trafalgar Road where the development can be found at the end of the road.

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## Agents Notes

Internal photos for illustration only.

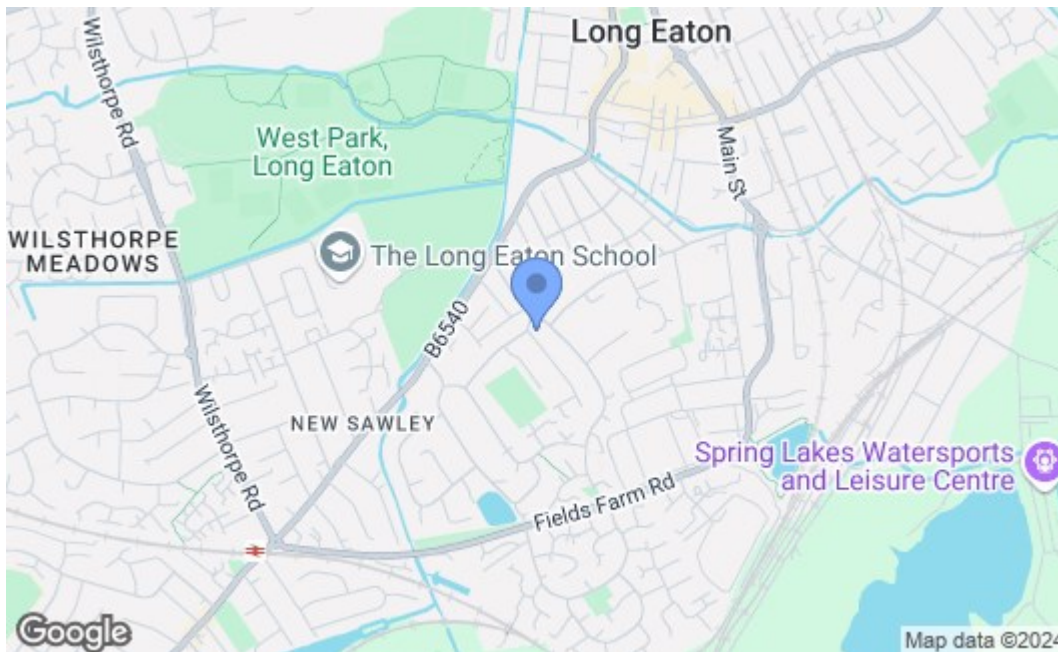




**Ground Floor Plan**  
 living / dining 5.20 x 4.99  
 kitchen 3.75 x 3.80  
 bedroom 1 3.91 x 3.09  
 bedroom 2 2.48 x 3.06  
 bedroom 3 2.48 x 2.22

**First Floor Plan**

**Plots 3 & 4**  
 GA 80.64m<sup>2</sup> - 976sqft  
 SF 45.32m<sup>2</sup> - 488sqft  
 FF 45.32m<sup>2</sup> - 488sqft



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			
<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	

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.