



Trowell Grove,  
Long Eaton, Nottingham  
NG10 4BA

**O/I/R £384,950 Freehold**





A WELL PRESENTED, MODERN FOUR BEDROOM SEMI-DETACHED HOUSE BOASTING ORIGINAL FEATURES AND CHARACTER THROUGHOUT, BENEFITING FROM OFF STREET PARKING AND AN ENCLOSED REAR GARDEN WITH SUMMERHOUSE AND WORKSHOP.

Robert Ellis are delighted to bring to the market this superb example of a four bedroom semi-detached family home boasting plenty of original features and character throughout whilst remaining modern and stylish. The property is constructed of brick and has double glazing and gas central heating throughout with the current vendors extending the accommodation and converting the loft. This property would be suitable for a wide range of buyers and has fantastic transport links within close proximity. An internal viewing is highly recommended to appreciate the property on offer within this sought after street of Long Eaton.

In brief, the property comprises a spacious entrance hallway with composite door and original herringbone tiled flooring which is in excellent condition, a ground floor w.c., kitchen with LVT flooring and integrated cooking appliances with a lovely breakfast bar and chalkboard wall, perfect for if you have children. There is a bay fronted lounge situated at the front of the property with a working open fire and original floorboards and to the rear, a second reception room that is currently being used as dining room with French doors opening into the rear garden. To the first floor, the spacious landing leads to three bedrooms, one of those benefiting from fitted wardrobes and a three piece family bathroom suite. To the second floor, the current vendors have created a peaceful master bedroom with velux windows, eaves storage, hidden walk in wardrobe and its very own en-suite bathroom with a small landing just outside of the bedroom currently used as an office space. To the front, there is ample off street parking via a driveway and gates leading to the side. In the rear we have an enclosed garden with a decked patio area to the front of the French doors, turf, mature flower beds and vegetable patches, a summerhouse complete with power and a workshop with power and lighting.

Located in the popular residential town of Long Eaton and situated on one of the more sought after streets, the property boasts fantastic transport links and easy access into the town centre. Trent College, Wilsthorpe school and several primary and nurseries are all within walking distance with supermarkets and healthcare facilities within the town centre. There are nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby should you need to commute. Both East Midlands Airport and Long Eaton train station are just a short drive away.



### Entrance Hallway

Composite double glazed front door, original herringbone tiled flooring, radiator, ceiling light.

### Ground Floor w.c.

2'8 x 5'3 approx (0.81m x 1.60m approx)

UPVC double glazed patterned window overlooking the side, tiled flooring, low flush w.c., wall mounted sink, spotlight.

### Lounge

13'0 x 11'9 approx (3.96m x 3.58m approx)

UPVC double glazed bay window overlooking the front, original stained wooden floorboards, open fire, radiator, ceiling light.

### Dining Room

12'9 x 11'9 approx (3.89m x 3.58m approx)

UPVC double glazed French doors overlooking and leading to the rear garden, laminate flooring, radiator, ceiling light.

### Kitchen

16'2 x 7'9 approx (4.93m x 2.36m approx)

UPVC double glazed window overlooking the side and the rear, UPVC double glazed door leading to the side, LVT flooring, wall and base units with work surfaces over, inset sink and drainer, freestanding cooker, space for fridge/freezer, space for washing machine, integrated dishwasher, breakfast bar with chalkboard wall, spotlights.

### First Floor Landing

UPVC double glazed window overlooking the side, carpeted flooring, built in storage under the stairs, ceiling light.

### Bedroom 2

13'0 x 11'9 approx (3.96m x 3.58m approx)

UPVC double glazed bay window overlooking the front, carpeted flooring, radiator, ceiling light.

### Bedroom 3

12'9 x 11'9 approx (3.89m x 3.58m approx)

UPVC double glazed window overlooking the rear, painted original wooden floorboards, fitted wardrobes, radiator, ceiling light.

### Bedroom 4

6'9 x 7'7 approx (2.06m x 2.31m approx)

UPVC double glazed window overlooking the front, carpeted flooring, radiator, ceiling light.

### Bathroom

This large bathroom comprises of a panelled bath with shower over and protective screen, pedestal wash hand basin, low flush w.c., UPVC double glazed window to the side, two Velux window, chrome heated towel rail, part tiled walls.

### Second Floor

### Master Bedroom

16'6 x 12'3 (5.03m x 3.73m)

Double glazed Velux windows, eaves storage, floorboards, radiator, hidden walk-in wardrobe, ceiling light.

### En-Suite Bathroom

6'4 x 5'9 approx (1.93m x 1.75m approx)

UPVC double glazed patterned window overlooking the side, LVT flooring, bath with mixer tap, low flush w.c., pedestal sink, radiator, ceiling light.

### Outside

This property sits within a sought after location of Long Eaton and to the front, boasts ample off street parking via a driveway with gates leading to the side. To the rear, there is an enclosed garden with decked patio area in front of the French doors from the dining room. There is turf with mature flower beds and vegetable patches, a wooden summerhouse with power and workshop with power and lighting.

### Directions

Proceed out of Long Eaton along Derby Road and after the bend with College Street, Trowel Grove can be found as the third turning on the right hand side.

8159RS

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed - Standard 11mbps Superfast 79mbps Ultrafast 1000mbps

Phone Signal – Three, EE, O2, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

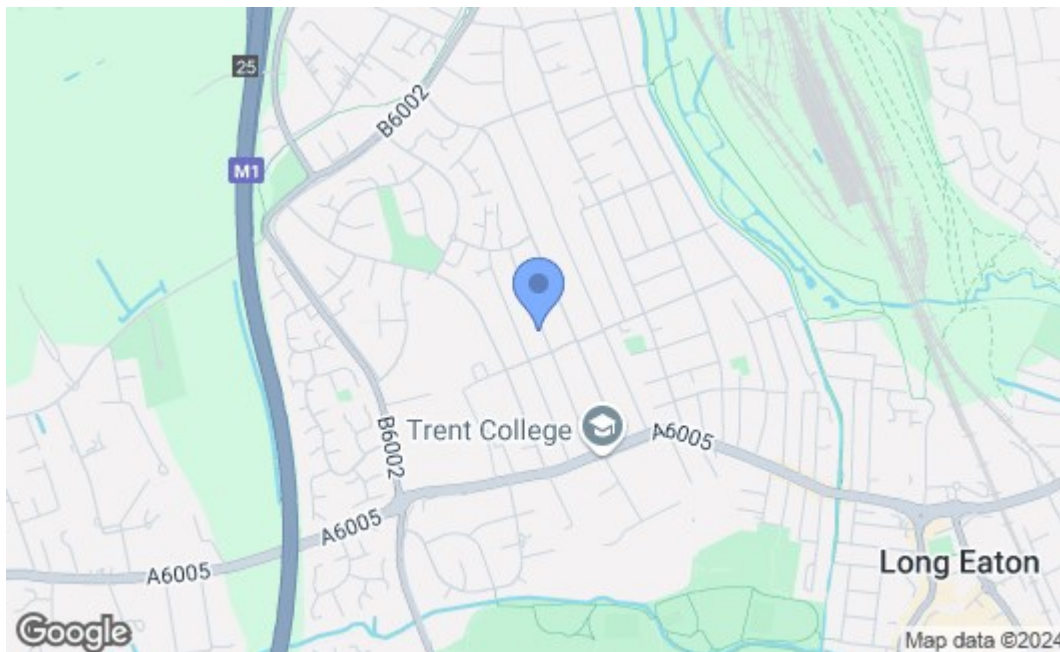
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D	57		
(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.