



Widdowson Road,  
Long Eaton, Nottingham  
NG10 3SY

**O/O £325,000 Freehold**



THIS IS AN EXTENDED PROPERTY, SITUATED IN THIS VERY POPULAR RESIDENTIAL AREA ON THE OUTSKIRTS OF LONG EATON, WHICH NOW INCLUDES FIVE BEDROOMS AND A LARGE INTEGRAL GARAGE.

Being situated on Widdowson Road, this extended property provides a lovely family home and now includes four/five bedrooms and for the size of the accommodation and privacy of the rear garden, as well as the size of the integral garage to be appreciated, we recommend interested parties take a full inspection so they are able to see all that is included in this lovely house for themselves. The property also benefits from having an open grass area at the side of the house which provides a safe place for children to play and the house is well positioned for easy access to many local amenities and facilities as well as excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating with electric heating to the two new bedrooms and double glazing throughout. The house is entered through a stylish front door to the reception hall which has a ground floor w.c. off, the large lounge has French doors leading out to the rear garden, the dining kitchen is fitted with wall and base units and has integrated appliances and to the first floor the split level landing leads to the four bedrooms and study/bedroom, with the main bedroom having a shower room en-suite and there is the main family bathroom which has a shower over the bath. Outside there is the integral garage which has an entertainment room/bar at the rear which could be incorporated within the garage, if this was preferred, there is an easily managed garden area at the front and a private rear garden with a patio leading onto a lawn with a pebbled seating area and the garden is kept private by having walls and fencing with natural screening to the boundaries.

The property is well placed for local shops provided by Sawley and on the Dales Estate, there are excellent schools for all ages within walking distance of the house, further shopping facilities can be found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton station which is only a few minutes walk away and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Panelled front door with inset opaque glazed block panel leading to:

#### Reception Hall

Stairs leading to the first floor, radiator with shelf over and doors leading to the ground floor w.c., lounge and dining kitchen.

#### Ground Floor w.c.

Having a white low flush w.c. and a pedestal wash hand basin with tiled splashback, radiator, opaque double glazed window, recessed lighting to the ceiling and the electric consumer unit is mounted on the wall in the ground floor w.c.

#### Sitting Room

15'7 to 12' x 13'6 approx (4.75m to 3.66m x 4.11m approx)  
Double opening, double glazed French doors and a double glazed window to the rear, Adam style fireplace with an inset and hearth, two radiators, built-in storage cupboard under the stairs with a power point.

#### Dining Kitchen

10'4 x 8'3 approx (3.15m x 2.51m approx)  
The kitchen is fitted with white gloss units having brushed stainless steel fittings and includes a stainless steel sink with a mixer tap and four ring hob set in a work surface which extends to two sides and has spaces for both an automatic washing machine and tumble dryer, cupboards, drawers and an oven below, space for an upright fridge/freezer, matching eye level wall cupboards and shelf with lighting under over the sink area, the boiler is housed in a matching eye level wall cupboard, double glazed window with a blind to the front, radiator, recessed lighting to the ceiling and tiling to the walls by the work surface areas.

#### First Floor Landing

The split level landing has the balustrade continuing from the stairs onto one side of the landing, hatch to the loft and a built-in storage cupboard.

#### Bedroom 1

9'6 x 8'8 approx (2.90m x 2.64m approx)  
Double glazed window with fitted blind to the rear, double wardrobe with mirror fronted sliding doors, radiator and a TV point.

#### En-Suite Shower Room

Having a walk-in shower with an Aqualisa electric shower, tiling to three walls and a folding glazed door, low flush w.c., pedestal wash hand basin, half tiled walls, electric shaver point, radiator, recessed lighting to the ceiling and an extractor fan.

#### Bedroom 2

9'6 x 8'8 approx (2.90m x 2.64m approx)  
Double glazed window with fitted blind to the front and a radiator.

#### Bedroom 3

11'6 x 9'6 approx (3.51m x 2.90m approx)  
Double glazed windows with fitted blinds to the front and side, wall mounted heater and hatch to the loft.

#### Bedroom 4

9'5 max x 9'3 max (2.87m max x 2.82m max)  
Double glazed windows with fitted blinds to the side and rear, wall mounted heater and fitted shelving with a hanging rail.

#### Study/Bedroom 5

6'4 x 6'2 approx (1.93m x 1.88m approx)  
Double glazed window with blind to the rear and a radiator.

#### Bathroom

The bathroom has a white suite including a panelled bath with a mixer tap/shower, tiling to three walls and a glazed protective screen, pedestal wash hand basin and low flush w.c., opaque glazed window with a blind, half tiled walls, recessed lighting to the ceiling and an extractor fan.

#### Outside

At the front of the property there is a block paved drive and parking area which provides off the road parking for two vehicles, there is a lawn in front of the house and to the right hand side of the property there is an open space which provides an ideal and safe play area.

At the rear there is a patio leading onto a lawn with block paved edging and borders to the side and rear, there is a pebbled seating area, a curved wall to the side and rear boundaries and a fence to the left hand side where there is also natural screening which helps to create privacy and an outside tap provided.

#### Garage

The double tandem garage at the side of the property has been divided with a wood panelled wall to create a large garage and a bar/entertaining room.

Garage Area 24'8 x 9'7 - with an up and over door to the front, power and lighting is provided and there is a door at the rear.

Bar/Entertainment Area 8'8 x 9'7 - with a bar and shelving to the walls, a door to the patio at the rear of the house and lighting and power points are provided.

#### Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right into Wilsthorpe Road, left into Bramley Road and at the end of the road turn immediate right into Widdowson Road where the property can be found on the left.  
8141AMMP

#### Council Tax

Erewash Borough Council Band A

#### Additional Information

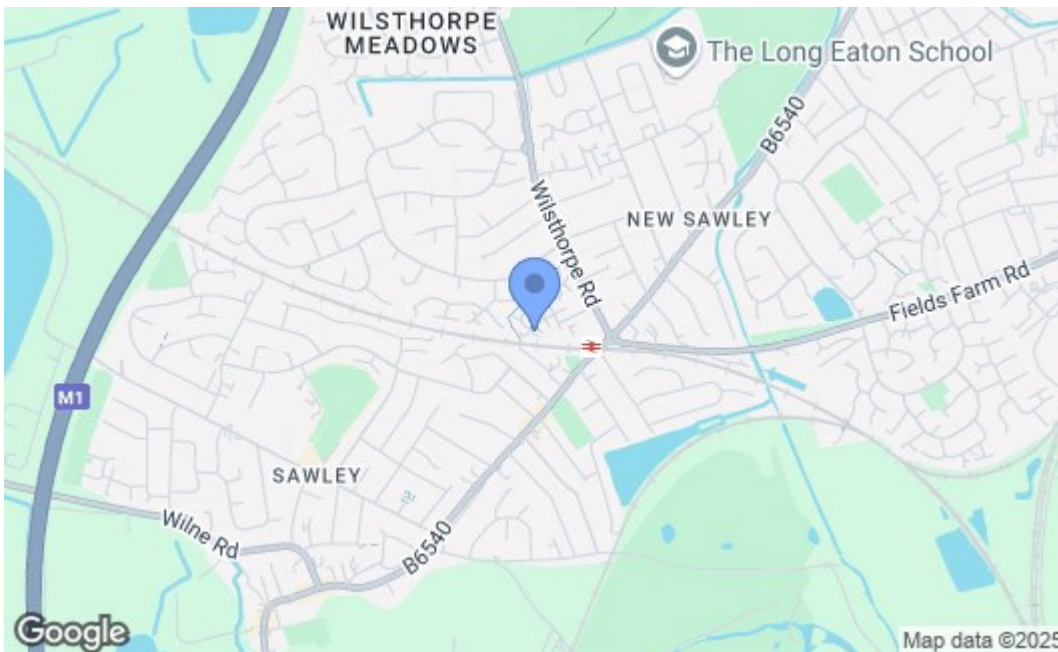
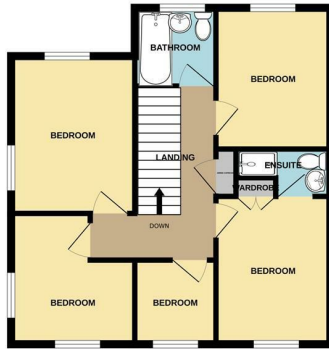
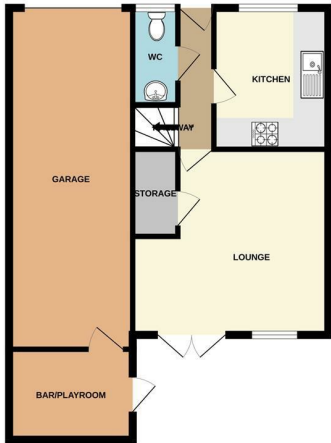
Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky  
Broadband Speed - Standard 7mbps Superfast 80mbps Ultrafast 1000mbps  
Phone Signal – EE, O2, Three, Vodafone  
Sewage – Mains supply  
Flood Risk – No, surface water medium  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	83
(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.