



Curzon Street,  
Long Eaton, Nottingham  
NG10 4FS

**Price Guide £240-245,000**

**Freehold**



A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE FOUND IN THIS MOST SOUGHT AFTER LOCATION.

Robert Ellis are delighted to offer to the market this three bedroom semi detached home located on Curzon Street, a hugely popular road within Long Eaton. Within fantastic living accommodation of two reception rooms in addition to a delightful dining area off the kitchen and opening to the beautiful, lawned rear garden. The property is ideally located within close proximity to local shops and amenities in addition to Wilsthorpe School and also link roads such as the M1 and A52.

This spacious three bedroom property offers generous accommodation throughout, including three versatile reception rooms, perfect for family living or entertaining. The glorious rear garden is a true highlight, featuring a patio area ideal for outdoor dining and a large, well-maintained lawn, providing plenty of space for relaxation or play. The property also boasts a well-appointed four-piece bathroom, offering both style and functionality. With exposed bricks internally, providing the property with a great internal look, ample living space and charming garden views, this home is perfect for those seeking comfort and space for the next home.

The property is within easy reach of the centre of Long Eaton where there are Asda and Tesco superstores and many other retail outlets, there are both state and independent schools within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, there are walks in the nearby countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Living Room

13'6" x 16'3" approx (4.11m x 4.95m approx)

Double glazed door to the side, laminate flooring, radiator, two double glazed windows to the side and double glazed window to the rear, door to kitchen and stairs to the first floor.

## Sitting Room

12'6" x 13'6" approx (3.81m x 4.11m approx)

Double glazed window to the front, laminate flooring, radiator, coving to the ceiling and open fire (currently being used as a bedroom).

## Kitchen

11'4" x 8'11" approx (3.45m x 2.72m approx)

Double glazed window to the side, matching wall and base units with work surfaces over, laminate flooring, part tiled walls, stainless steel sink and drainer, integrated electric oven, four ring gas hob, integrated electric oven, four ring gas hob with extractor over, built-in storage cupboards and archway leading to:

## Dining Area

10'3" x 9'1" approx (3.12m x 2.77m approx)

Double glazed window to the side, double glazed French doors to the rear, radiator and space for a fridge freezer.

## First Floor Landing

Loft access hatch with drop down ladder and doors to:

## Bedroom 1

13'6" x 12'6" approx (4.11m x 3.81m approx)

Double glazed window to the front and a radiator.

## Bedroom 2

11'4" x 9'1" approx (3.45m x 2.77m approx)

Double glazed window to the rear and a radiator.

## Bedroom 3

9'7" x 6'5" approx (2.92m x 1.96m approx)

Double glazed window to the rear and a radiator.

## Bathroom

Split level bathroom with two double glazed windows to the side, low flush w.c., pedestal wash hand basin, Jacuzzi corner bath, single shower cubicle with wall mounted

shower, wall mounted chrome heated towel rail and spotlights to the ceiling.

## Attic

13'4" x 16'7" approx (4.06m x 5.05m approx)

Having a Velux window to the rear, plastered walls, radiator, currently used as a storage cupboard/games room.

## Outside

The rear garden is laid mainly to lawn, patio area, mature shrubs to the borders, wooden shed and fence panels to the boundaries.

## Directions

Proceed out of Long Eaton along Derby Road and after the bend Curzon Street can be found as a turning on the right hand side.

8204AMCO

## Council Tax

Erewash Borough Council Band B

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 11mbps Superfast 69mbps

Ultrafast 1000mbps

Phone Signal – Three, 02, Vodafone, EE

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

Non-Standard Construction – No

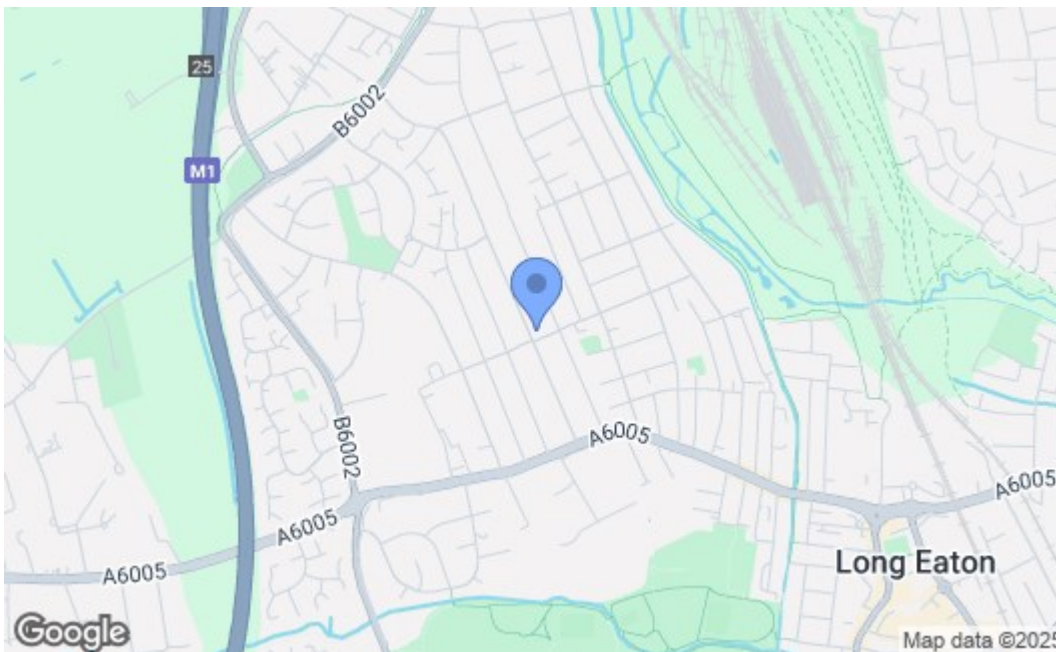
Any Legal Restrictions – No

Other Material Issues – No





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(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	

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