



Cheviot Road,  
Long Eaton, Nottingham  
NG10 4FU

**£410,000 Freehold**





AN EXTENDED FOUR BEDROOM DETACHED FAMILY HOME WITH INTEGRAL GARAGE BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are extremely pleased to bring to the market a property offering spacious accommodation throughout, being situated on a good size plot with everything a growing family needs. The property is found within walking distance of local schools and is within easy reach of the local amenities and facilities provided by Long Eaton. There are four double bedrooms, the master benefiting from an en-suite shower room, a large lounge and dining room with sliding doors onto the rear garden, a breakfast kitchen which could be opened up to make a lovely open plan breakfast kitchen, utility, ground floor w.c. and an integral garage. An internal viewing is a must to fully appreciate everything this property has to offer.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of a porch, with large entrance hall, ground floor w.c., lounge, dining room, breakfast kitchen and utility with a door into the integral garage. To the first floor there is a large landing, four bedrooms and family bathroom and the master bedroom with an en-suite shower room. Outside there is off the road parking for at least four cars with a garden and side access leading to a privately enclosed and good size rear garden.

The property is within easy reach of the Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre, excellent schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields with West Park providing a lovely place to walk as is the nearby countryside around Breaston and Stanton by Dale and the excellent transport links include J25 of the M1 which is a few minutes drive away, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Porch

3'6 x 5'8 approx (1.07m x 1.73m approx)

The porch has a UPVC double glazed door to the front with a UPVC double glazed patterned window to the front, laminate flooring, ceiling light, with a wooden door with inset glass opening to the:

### Hallway

12'2 x 7'4 approx (3.71m x 2.24m approx)

The hallway has carpeted flooring, radiator, ceiling light, coving, with doors to the lounge, kitchen, downstairs cloaks/wc and stairs to the first floor,

### Lounge

16'7 x 12'2 approx (5.05m x 3.71m approx)

The lounge has a large UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light, TV point, brick fireplace and surround with in-built shelving, gas effect fire and coving to the ceiling. With a door opening to the:

### Dining Room

11'3 x 10 approx (3.43m x 3.05m approx)

The dining room has UPVC double glazed French doors opening to the garden, laminate flooring, ceiling light, radiator, TV point, hatch opening to the kitchen and coving.

### Breakfast Kitchen

10 x 12'7 approx (3.05m x 3.84m approx)

The kitchen has a UPVC double glazed window overlooking the rear garden, laminate flooring, ceiling light, radiator. The kitchen consists of wooden wall, base and drawer units to two walls, with rolled edge laminate worktops, splash-back tiles, Hot Point in-built oven and in-built Bush microwave oven, washing machine, dishwasher, four ring gas hob with extractor above, stainless steel inset sink and drainer with swan neck mixer tap.

### W.C./Cloaks

4'3 x 5'2 approx (1.30m x 1.57m approx)

The downstairs W.C/cloaks has UPVC double glazed patterned window to the side, laminate flooring, radiator, ceiling light, low flush white W.C, pedestal sink with white splash-back tiles.

### Utility

8'2 x 5'7 approx (2.49m x 1.70m approx)

The utility has a UPVC double glazed window and composite backdoor, laminate flooring, radiator, with wall and base units to one wall with a ceramic standing Belfast sink, with the Baxi boiler.

### Integral Garage

7'5 x 16'7 approx (2.26m x 5.05m approx)

The integral garage has a metal up and over door, shelving to two walls, ceiling light and power.

### Landing

13'8 x 5 approx (4.17m x 1.52m approx)

The landing has carpeted flooring, ceiling light, loft hatch, leads to four bedrooms and family bathroom.

### Bedroom One

16'7 x 7'7 approx (5.05m x 2.31m approx)

The main bedroom has a UPVC double glazed to the front, carpeted flooring, radiator, recessed ceiling spotlights, with access to the loft via a loft hatch.

### En-suite

7'7 x 4'9 approx (2.31m x 1.45m approx)

The En-suite has a UPVC double glazed frosted window to the rear, chrome towel radiator, ceiling light, vinyl flooring, white low flush w.c, pedestal sink with mixer tap, enclosed corner shower unit with electric shower.

### Bathroom

10'5 x 5'8 approx (3.18m x 1.73m approx)

The bathroom has a UPVC double glazed patterned window to the rear, recessed ceiling spotlights, tile flooring, low flush white w.c, pedestal sink with mixer tap, white bath and separate walk in shower with rain shower and hand-held shower both mains fed, with glass panel, black contemporary towel radiator, extractor fan.

### Bedroom Two

13'1 x 11'8 approx (3.99m x 3.56m approx)

With UPVC double glazed window to the rear, carpeted flooring, radiator, TV point, recessed ceiling spotlights

### Bedroom Three

13'3 x 10'8 approx (4.04m x 3.25m approx)

With UPVC double glazed window to the front, carpeted flooring, radiator, recessed ceiling spotlights, in-built sliding contemporary wardrobes with mirrors.

### Bedroom Four

10'8 x 10'4 approx (3.25m x 3.15m approx)

With UPVC double glazed window to the front, carpeted flooring, radiator, recessed ceiling spotlights which are dimmable, in-built storage cupboard.

### Outside

To the front there is a large block paved driveway for at least four vehicles, with an attractive lawned area with established shrubs and trees. To the rear the garden is fully enclosed by fencing to the boundaries and there is a patio area directly outside the French and back door, with lawned area with established fruit trees such as apple and pear, both sides have established borders.

### Directions

Proceed out of Long Eaton along Derby Road and at the Wilsthorpe island turn right onto Petersham Road, left onto Cheviot Road continuing along where the property can be identified on the right hand side by our sale board.  
8213JG

### Council Tax Band

Erewash Council Tax band D

### Agents Notes - Additional Information

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank: No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps Phone Signal: 02,

Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding since flood defences were established for Long Eaton circa. 1950

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

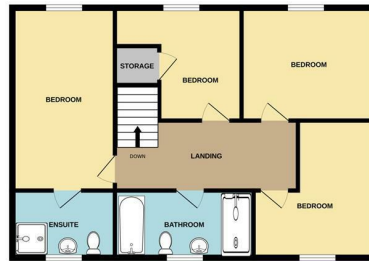




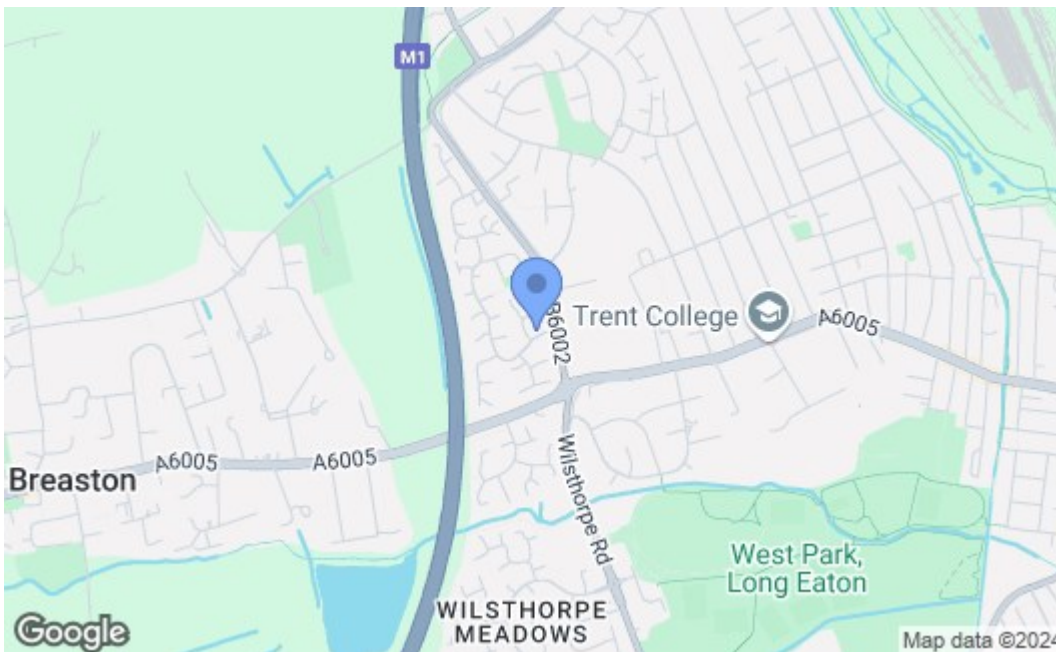
GROUND FLOOR



1ST FLOOR



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. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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			
(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.