



Wilsthorpe Road,
Long Eaton, Nottingham
NG10 4AA

£390,000 Freehold



A SUPERB EXAMPLE OF A THREE/FOUR BEDROOM DETACHED FAMILY HOME WITH OFF STREET PARKING AND LARGE ENCLOSED REAR GARDEN SITUATED WITHIN THIS SOUGHT AFTER LOCATION.

Robert Ellis are delighted to be instructed to market this fantastic example of a generously sized three/four bedroom detached family home offering versatile accommodation throughout. There is off street parking to the front with a large and enclosed garden to the rear. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout with a brick built garage and bar to the rear. This would make a fantastic home for the growing family looking for fantastic school catchments and transport links. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief the property comprises an entrance hallway, utility cupboard under the stairs, Lounge, downstairs WC, conservatory, large kitchen and integral access into the garage and bar/fourth bedroom. To the first floor, the landing leads to three generous bedrooms and the three piece family bathroom suite. To the exterior, the property is set back from the road via the service road and the driveway with ample space for several vehicles. There is access into the garage through a door. To the rear there is a large and enclosed garden with patio area's, turf, flower beds and wooden storage shed.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. Long Eaton town centre is within walking distance where further shops, supermarkets and healthcare facilities can be found. There are fantastic transport links available such as nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with Long Eaton train station and East Midlands Airport being just a short drive away.



Entrance Hall

Wooden front door, solid mahogany double glazed window overlooking the front, tiled flooring, radiator, under stairs utility cupboard, painted plaster ceiling, ceiling light.

Lounge

14'1" x 11'9" (4.29m x 3.58m)

Aluminium sliding doors leading to the conservatory, carpeted flooring, radiator, fireplace, painted plaster ceiling, ceiling light.

Downstairs WC

2'9" x 5'3" (0.84m x 1.60m)

Vinyl flooring, WC, pedestal sink, painted plaster ceiling, ceiling light.

Conservatory

9'2" x 8'7" (2.79m x 2.62m)

uPVC double glazed windows and French doors overlooking and leading to the rear garden, carpeted flooring.

Kitchen

9'8" x 18'8" (2.95m x 5.69m)

Solid mahogany double glazed window overlooking the front, wooden double glazed window and door overlooking and leading to the rear garden, tiled flooring, radiator, space for fridge/freezer, freestanding cooker, built in pantry/storage cupboard, textured ceiling, ceiling light.

Bedroom Four/Bar

12'4" x 11'3" (3.76m x 3.43m)

Solid mahogany double glazed window and door overlooking and leading to the rear garden, loft access, radiator, painted plaster ceiling, ceiling light.

Landing

Solid mahogany double glazed window overlooking the front, laminate flooring, painted plaster ceiling, ceiling light.

Bedroom One

13'0" x 8'4" (3.96m x 2.54m)

Solid mahogany double glazed window overlooking the rear, laminate flooring, radiator, painted plaster ceiling, ceiling light.

Bedroom Two

10'9" x 11'9" (3.28m x 3.58m)

Solid mahogany double glazed window overlooking the rear, laminate flooring, radiator, fitted cupboard, painted plaster ceiling, ceiling light.

Bedroom Three

9'6" x 9'8" (2.90m x 2.95m)

Solid mahogany double glazed window overlooking the front, floorboards, radiator, painted plaster ceiling, ceiling light.

Shower Room

Three piece suite comprising of an enclosed shower cubicle, pedestal wash hand basin, low flush w.c., fully tiled walls and double glazed window.

Garage

8'1" x 17'2" (2.46m x 5.23m)

Composite front door, power and lighting, beamed ceiling and ceiling light.

Outside

To the front, the property is set away from the main road via the service road and a driveway with ample off street parking for several vehicles. To the rear there is an enclosed large garden with patio area, turf, flower beds and wooden storage shed.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. Take the first left into Parkside Avenue and right onto the slip road where the property can be found on the left as identified by our for sale board.

8246RS

Council Tax

Erewash Borough Council Band D

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 13mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water low

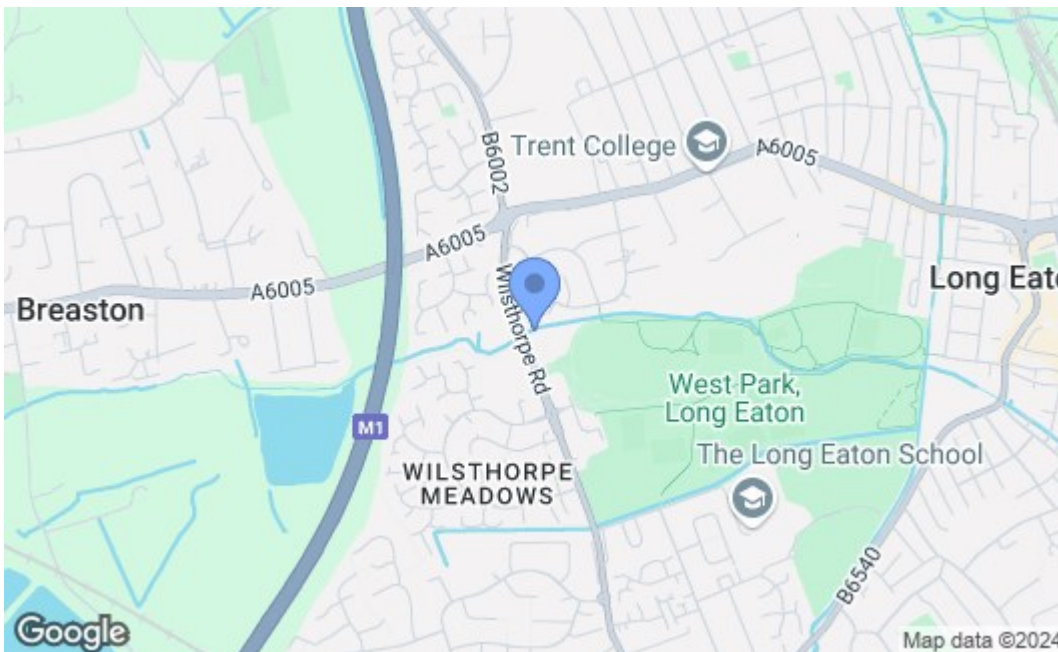
Flood Defenses – No

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			79
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.