Robert Ellis

look no further...

Cobden Street,
Long Eaton, Nottingham
NG10 1BL

Price Guide £245-250,000

Freehold

0115 946 1818

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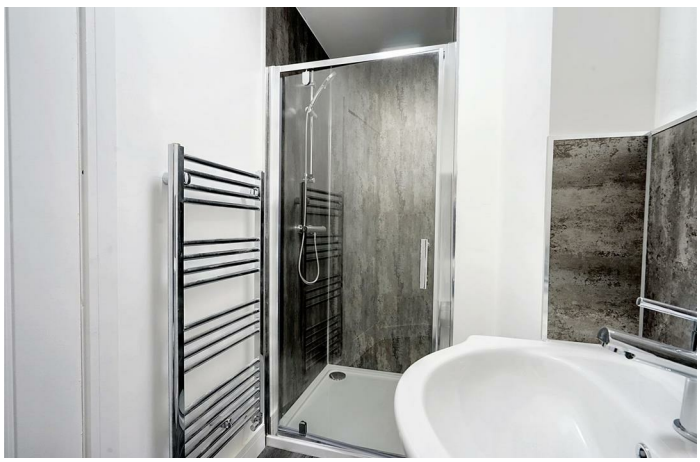
THIS IS A BRAND NEW FOUR DOUBLE BEDROOM PROPERTY WHICH ALSO HAS THREE SHOWER ROOMS AND SPACIOUS GROUND FLOOR LIVING ACCOMMODATION.

Robert Ellis are pleased to be instructed to market this brand new four bedroom semi detached home which is unique in as much as it has three shower rooms and a ground floor w.c. The property is highly appointed throughout with carpeting and LVT flooring and for the size of the accommodation which is arranged on three levels and the privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating, double glazing and being a new property, is well insulated throughout which helps to keep running costs down to a minimum. The house is entered through a stylish composite front door and the accommodation includes a lounge, inner hallway which has stairs and windows to the side leading to the first floor and a ground floor w.c. off and there is the exclusively fitted living/dining kitchen which has light grey fitted units, several integrated appliances and French doors leading out to the private rear garden. To the first floor the landing leads to two double bedrooms, both of which have en-suite shower room/w.c.'s and to the second floor there are two further double bedrooms and a shower room with a w.c. Outside there is a walled area at the front and at the rear a private garden which has a seating area leading onto a lawn and the garden is kept private by having fencing to the boundaries and there is a gate leading out to a parking space at the rear of the property.

The property is well placed for easy access into Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the 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.



Entrance Hall
Stylish composite front door with four inset block glazed panels leading to:

Lounge/Sitting Room
12' x 11' approx (3.66m x 3.35m approx)
Double glazed window to the front, radiator, the electricity meter and electric consumer unit are housed in a fitted cupboard, TV point, nine power points and carpeted flooring.

Inner Hallway
Carpeted stairs with balustrade and cupboard with two power points under leading to the first floor and a radiator.

Ground Floor w.c.
Having a low flush w.c., pedestal wash hand basin with a mixer tap and splashback, radiator and LVT flooring.

Living/Dining Kitchen
18' x 13' approx (5.49m x 3.96m approx)
The exclusively fitted kitchen has light grey soft closing handle-less units with marble effect work surfaces and includes a stainless steel sink with a mixer tap and a four ring induction hob set in an L shaped work surface with cupboards, an integrated dishwasher and automatic washing machine, oven and drawers beneath, Vokera boiler housed in an upright cupboard, matching eye level wall cupboards to two walls and a hood with a back plate to the cooking area, upright integrated fridge/freezer with a matching upright shelved pantry cupboard to the side, radiator, LVT flooring, recessed lighting to the ceiling, double opening, double glazed French doors with matching side panels leading out to the rear garden, TV point and ten power points plus the points for the integrated appliances.

First Floor Landing
The balustrade continues from the stairs to the landing and there is a second flight of stairs taking you to the second floor, there are two opaque double glazed windows to the side which provide natural light to both the landing areas, carpeted flooring, radiator and two power points.

Bedroom 1
13' x 12' approx (3.96m x 3.66m approx)
Double glazed window to the rear, radiator, TV point, six power points and carpeted flooring.

En-Suite
The en-suite to the main bedroom has a walk-in shower with a mains flow shower system, panelling to three walls and a glazed pivot door, hand basin with a mixer tap, splashback and a double cupboard under and a low flush w.c., LVT flooring, chrome ladder towel radiator and an extractor fan.

Bedroom 2
12' x 11' approx (3.66m x 3.35m approx)
Two double glazed windows to the front, radiator, TV point, six power points and carpeted flooring.

En-Suite
The en-suite to the second bedroom has a large walk-in shower with a mains flow shower system, boarding to three walls, sliding glazed door and protective screen, low flush w.c., pedestal wash hand basin with a mixer tap and splashback, chrome ladder towel radiator, LVT flooring and an extractor fan.

Second Floor Landing
The balustrade continues from the stairs onto the landing and there is carpeted flooring, two power points and hatch to the loft.

Bedroom 3
12' x 12' approx (3.66m x 3.66m approx)
Two Velux windows to the sloping ceiling, radiator, TV point, six power points and carpeted flooring.

Bedroom 4
12' x 11' approx (3.66m x 3.35m approx)
Two Velux windows to the sloping ceiling, radiator, TV point, six power points and carpeted flooring.

Shower Room
The shower room to the second floor has a walk-in shower with a mains flow shower system, panelling to three walls and a pivot glazed door, low flush w.c., pedestal wash hand basin with mixer tap and splashback, chrome ladder towel radiator, extractor fan and LVT flooring.

Outside
At the front of the property there is a pebbled walled area and a path leading to the front door.

At the rear there is a pebbled seating area leading onto a lawned garden which has fencing to the sides and there is a gate at the bottom which leads to the parking space at the rear of the house. There is external lighting and an outside water supply provided at the rear of the property.

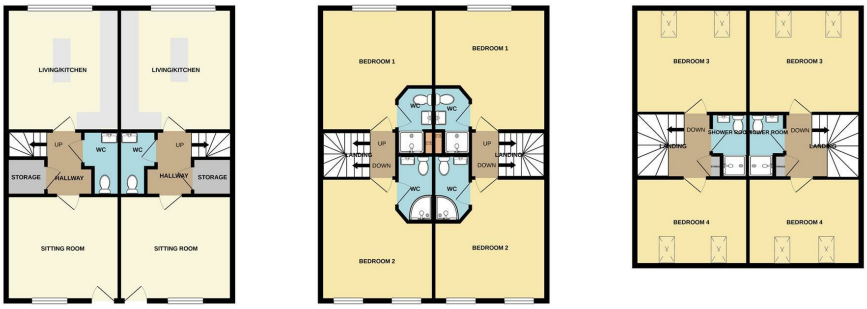
Directions
Proceed out of Long Eaton along Derby Road and turn right into Cobden Street and the properties can be found as identified by our for sale board.
8300AMMP

Council Tax
Erewash Borough Council Band B

GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.

1ST FLOOR
831 sq.ft. (77.2 sq.m.) approx.

2ND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 2392 sq.ft. (222.2 sq.m.) approx.

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 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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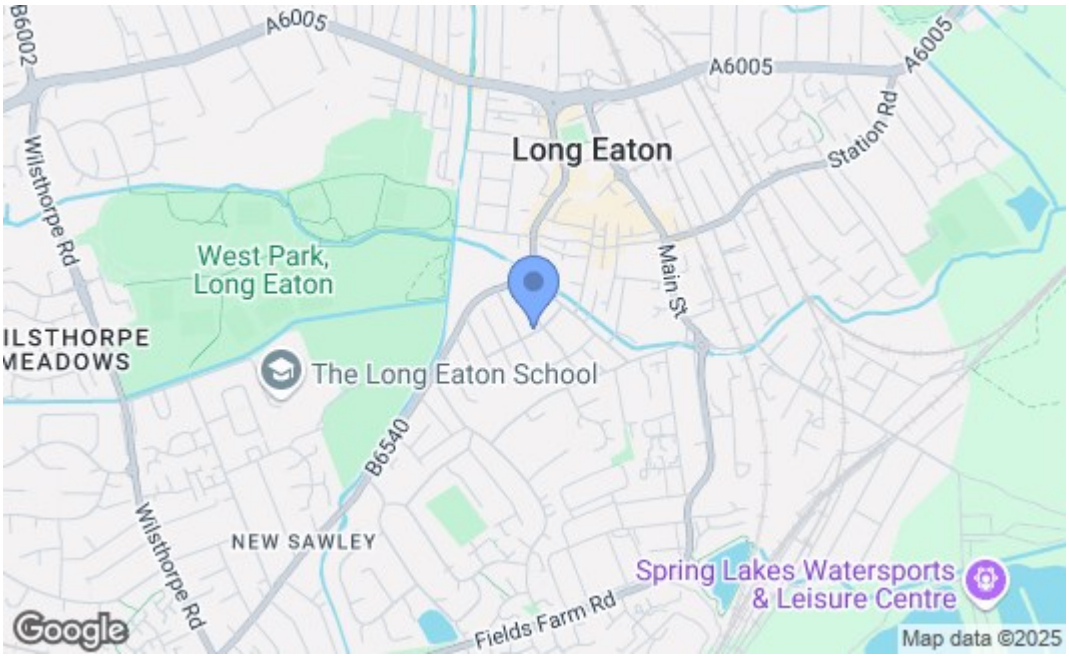

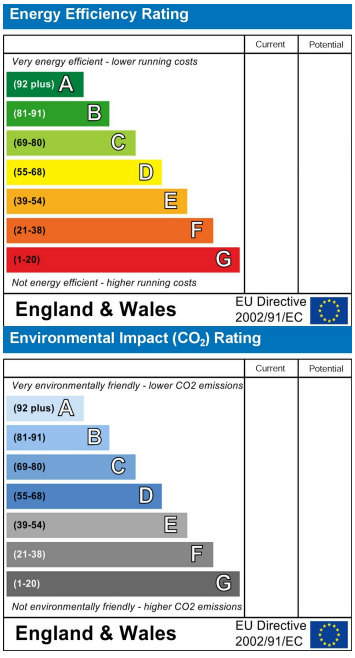

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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