

# Robert Ellis

look no further...



Curzon Street,  
Long Eaton, Nottingham  
NG10 4FT

**£314,950 Freehold**

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A WELL PRESENTED AND EXCEPTIONALLY SPACIOUS, THREE DOUBLE BEDROOM SEMI-DETACHED PROPERTY WITH CHARACTER AND ORIGINAL FEATURES THROUGHOUT WITH AMPLE RECEPTION ROOMS AND AN ENCLOSED REAR GARDEN.

Robert Ellis are delighted to bring to the market this fantastic example of a three double bedroom semi-detached house boasting original features and character throughout. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. This property would be suitable for a wide range of buyers and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway with the original Minton tiled flooring in fantastic condition, a bay fronted lounge with solid wooden flooring and a gas fire, a dining room with under stairs storage cupboard and large open plan kitchen/dining area with integrated appliances. To the first floor, the landing leads to two generous sized bedrooms and the three piece family bathroom suite with the master bedroom, en-suite shower room and walk in wardrobe being situated on the top floor, accessed via another staircase on the landing. To the exterior, the property is set back from the pavement via a small walled and gated garden with plants and to the rear, an enclosed garden with patio area, decking, brick built storage house, turf, flower beds and a wooden storage shed.

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



### Entrance Hall

Wooden front door, original Minton tiled flooring, painted plaster ceiling, ceiling light.

### Lounge

11'9 x 11'6 approx (3.58m x 3.51m approx)

uPVC double glazed bay window overlooking the front, solid wooden flooring, radiator, gas fire, painted plaster ceiling, ceiling light.

### Dining Room

12'2 x 12'0 approx (3.71m x 3.66m approx)

uPVC double glazed window overlooking the rear, laminate flooring, radiator, under stairs storage cupboard, original drinks cabinet, painted plaster ceiling, ceiling light

### Kitchen/Diner

21'3 x 8'4 approx (6.48m x 2.54m approx)

uPVC double glazed window overlooking the side, door leading to the side and French doors leading to the rear with Velux windows, tiled flooring, wall and base units with work surfaces over, inset sink and drainer, integrated electric oven, hob and overhead extractor fan, space for washing machine, integrated dishwasher, integrated fridge/freezer, radiator, painted plaster ceiling, ceiling light.

### First Floor Landing

Carpeted flooring, painted plaster ceiling, spotlights.

### Bedroom Two

15'6 x 11'6 approx (4.72m x 3.51m approx)

uPVC double glazed window overlooking the front, laminate flooring, radiator, painted plaster ceiling, ceiling light.

### Bedroom Three

12'0 x 9'7 approx (3.66m x 2.92m approx)

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

### Family Bathroom

9'4 x 8'5 approx (2.84m x 2.57m approx)

uPVC double glazed patterned window overlooking the rear, tiled flooring, bath with mixer tap, pedestal sink, single enclosed shower unit, low flush w.c., radiator, heated towel rail, built in storage cupboard, painted plaster ceiling, spotlights.

### Second Floor Landing

Window to the side, door to walk-in wardrobe and door to:

### Master Bedroom

15'5 x 12'7 approx (4.70m x 3.84m approx)

Two Velux windows, carpeted flooring, radiator, eaves storage, painted plaster ceiling, ceiling light, door to:

### En-Suite Shower Room

5'0 x 4'5 approx (1.52m x 1.35m approx)

uPVC double glazed patterned window overlooking the rear, tiled flooring, single enclosed shower unit, pedestal sink, low flush w.c., radiator, painted plaster ceiling, spotlights.

### Outside

To the front the property is set back from the pavement via a small walled garden with a metal gate and mature plants. To the rear there is an enclosed garden with a patio area, decking, turf, mature flower beds, brick built storage outhouse and a wooden storage shed.

### Directions

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

### 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 AND VIRGIN

Broadband Speed -

Standard 15 mbps

Superfast 74 mbps

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water

Flood Defenses – No

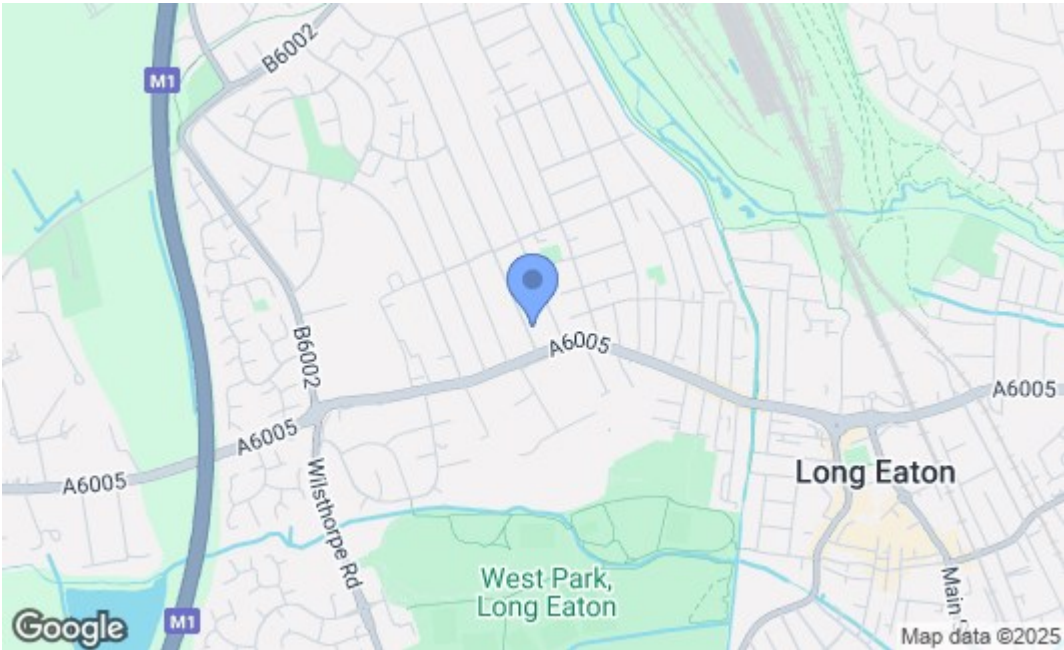
Non-Standard Construction – No

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		81
(69-80) C		
(55-68) D	59	
(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 <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		
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.