



Porlock Close,  
Long Eaton, Nottingham  
NG10 4NZ

**£459,950 Freehold**





A WELL PRESENTED AND SPACIOUS, FOUR/FIVE BEDROOM DETACHED HOUSE SITUATED AT THE HEAD OF THIS QUIET CUL-DE-SAC LOCATION COMPLETE WITH OFF STREET PARKING AND A ONE BEDROOM SELF CONTAINED ANNEXE PERFECT FOR MULTIPLE USES.

Robert Ellis are delighted to bring to the market this fantastic example of a four/five bedroom detached house with a one double bedroom, self contained annexe. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. There is ample off street parking to the front via a driveway and a mature, enclosed garden to the rear. The property sits at the head of a quiet cul-de-sac and would be perfect for families. The self contained annexe is very versatile and can be used for various purposes including a home office or running a business from home. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway with a composite front door, a large lounge, kitchen with space for appliances and a generous dining room with a built in storage cupboard and French doors leading to the rear garden. To the first floor, the landing leads to four generous sized bedrooms with three of those benefitting from fitted wardrobe space. There is also a three piece family shower room. The current vendors since purchasing have had a one double bedroom, self contained annexe constructed to the side of the property with its own access from the rear. The annexe comprises an entrance porch, a double bedroom with fitted wardrobe space, a three piece en-suite shower room and an open plan lounge/kitchen with integrated cooking appliances. To the front of the property there is ample off street parking for several vehicles and to the rear, an enclosed and mature garden with a patio and decked area, wooden storage sheds, greenhouse, turf and mature flower and tree beds.

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 Long Eaton town centre where further shops, supermarkets and healthcare facilities can be found. There are also fantastic transport links such as nearby bus stops and easy access to major road links including the M11, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station being just a short drive away.





### Entrance Hall

Composite front door, tiled flooring, radiator, built in storage cupboard, painted plaster ceiling, ceiling light.

### Lounge

13'4 x 17'1 (4.06m x 5.21m)

uPVC double glazed windows overlooking the side and the rear, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Kitchen

10'6 x 10'1 (3.20m x 3.07m)

uPVC double glazed window overlooking the rear, tiled flooring, radiator, space for washing machine, space for tumble dryer, space for fridge/freezer, freestanding cooker, overhead extractor fan, textured ceiling, ceiling light.

### Dining Room

5'7 x 20'9 (1.70m x 6.32m)

uPVC double glazed window overlooking the rear with French doors leading to the rear garden, tiled flooring, radiator, built in storage cupboard, painted plaster ceiling, ceiling light.

### First Floor Landing

Carpeted flooring, built in storage cupboard, painted plaster ceiling, ceiling light.

### Bedroom One

13'6 x 14'9 (4.11m x 4.50m)

uPVC double glazed windows overlooking the front and the rear, carpeted flooring, radiator, fitted wardrobes, painted plaster ceiling, ceiling light.

### Bedroom Two

11'5 x 8'0 (3.48m x 2.44m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, fitted wardrobes, painted plaster ceiling, ceiling light.

### Bedroom Three

10'5 x 6'1 (3.18m x 1.85m)

uPVC double glazed window overlooking the rear, carpeted flooring, fitted wardrobes, radiator, painted plaster ceiling, ceiling light.

### Bedroom Four

8'4 x 7'3 (2.54m x 2.21m)

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

### Family shower room

7'3 x 5'0 (2.21m x 1.52m)

uPVC double glazed patterned window overlooking the front, tiled flooring, double enclosed shower unit, WC, heated towel rail, top mounted sink, painted plaster ceiling, ceiling light.

### Annexe Porch

2'6 x 5'6 (0.76m x 1.68m)

uPVC double glazed front door and windows overlooking the rear with a sliding door leading into the bedroom.

### Annexe bedroom

8'7 x 10'0 (2.62m x 3.05m)

uPVC double glazed sliding door leading to the entrance porch, carpeted flooring, radiator, fitted wardrobes, painted plaster ceiling, ceiling light, loft access.

### Annexe En-Suite

6'1 x 6'4 (1.85m x 1.93m)

uPVC double glazed patterned window overlooking the side, tiled flooring, double enclosed shower unit, WC, pedestal sink, radiator, painted plaster ceiling, ceiling light.

### Annexe Kitchen/Lounge

15'7 x 7'3 and 6'1 x 18'8 (4.75m x 2.21m and 1.85m x 5.69m)

uPVC double glazed bay window overlooking the front, carpeted flooring and vinyl flooring, Velux windows, space for fridge/freezer, space for washing machine, integrated electric oven with gas hob and overhead extractor fan, painted plaster ceiling, ceiling light and wall lights.

### Outside

To the front of the property there is ample off street parking for several vehicles via a driveway. To the rear there is an enclosed garden with a patio area, decked area, turf and mature flower/tree beds with three wooden storage sheds and a greenhouse.

### Directions

Proceed out of Long Eaton along Derby Road and at the Wiltshorpe island turn right into Petersham Road, first left into Cheviot Road, where Porlock Close can be found as the second turning on the right hand side. 8289RS

### 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 AND VIRGIN

Broadband Speed -

Standard 5 mbps

Superfast 70 mbps

Ultrafast -

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

Flood Risk – No, surface water low

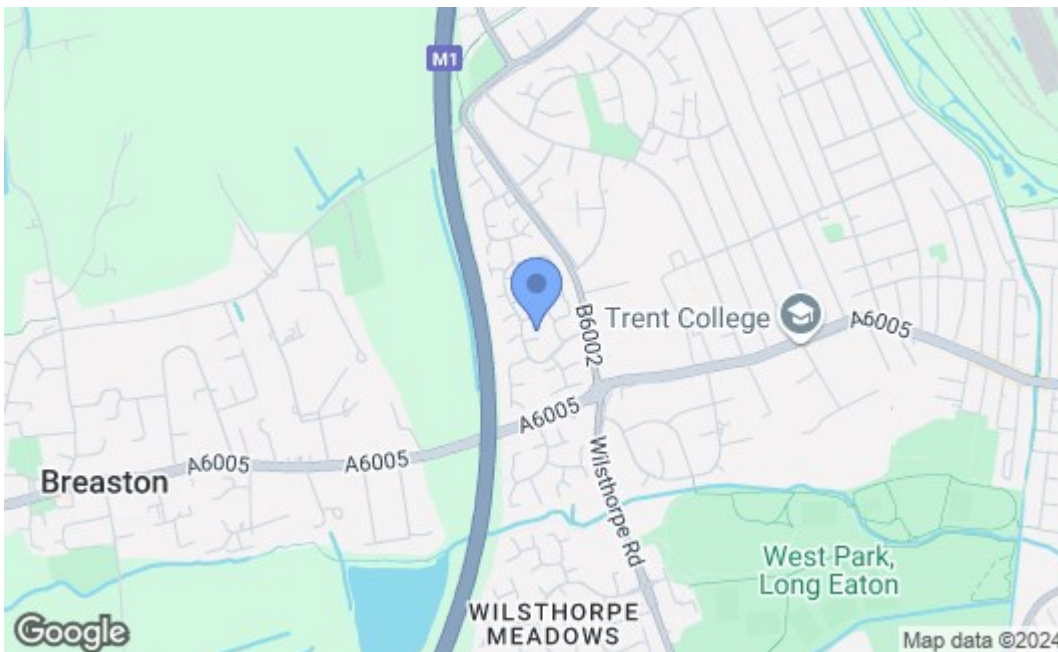
Flood Defenses – No

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   |  |                         |           |
| (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.