

Robert Ellis

look no further...



Tamworth Road,
Long Eaton, Nottingham
NG10 1DH

£189,995 Freehold

0115 946 1818



/robertellisestateagent



@robertellisea



THIS IS A TRADITIONAL BAY FRONTED HOUSE WHICH HAS BEEN REFURBISHED AND UPGRADED THROUGHOUT AND PROVIDES SPACIOUS LIGHT AND AIRY ACCOMMODATION WHICH IS READY TO MOVE INTO.

Situated on Tamworth Road on the outskirts of Long Eaton, this refurbished bay fronted property offers a lovely home which will suit a whole range of buyers, from people buying their first property through to someone who might be downsizing and is looking to move into a home which doesn't need any work carrying out and is ready to move into. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is well placed for quick access to Long Eaton town centre where there are a whole range of amenities and facilities as well as excellent schools for all ages and transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from the road with a walled area at the front and is constructed of brick with the front being rendered under a pitched tiled roof. The accommodation derives all the benefits from having gas central heating and double glazing and includes a reception hall, a lounge with a bay window to the front, separate dining/sitting room and the exclusively fitted breakfast kitchen has German fitted units and quality integrated appliances and from the kitchen there are double opening, double glazed French doors leading out to the private rear garden. To the first floor the landing leads to the two double bedrooms and the luxurious bathroom which includes a bath and separate walk-in shower which has a mains flow shower system. Outside there is a walled area at the front, on the road parking in front of the house and at the rear a private courtyard garden which has a paved patio area with borders to the sides and fencing to the boundaries.

As previously mentioned, the property is only a few minutes away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools within walking distance of the house, 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, 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.



Porch

Open porch with an outside lights either side leading through a UPVC panelled front door which has two inset opaque glazed leaded panels with a matching double glazed panel above to:

Reception Hall

Carpeted stairs with hand rail leading to the first floor, feature vertical radiator with a central mirrored panel, two power points, recessed lighting to the ceiling and wood panelled doors with inset glazed panels leading to the lounge and dining/sitting room.

Lounge

11'10 plus bay x 11'6 approx (3.61m plus bay x 3.51m approx)
Double glazed bay window to the front, recess in the chimney breast, laminate flooring, radiator and 8 power points.

Dining/Sitting Room

13'6 x 11'7 approx (4.11m x 3.53m approx)
Double glazed window to the rear, laminate flooring, recess in the chimney breast, radiator, 8 power points and the control for the Hive heating system is mounted on the wall in this room.

Kitchen

The exclusively fitted kitchen has German 'Rotpunkt' units and includes a 'clear water' sink with a mixer tap and a brand new AEG induction hob set in a work surface with space for an automatic washing machine, cupboards, brand new and under warrantee Zanussi dishwasher and drawers with the top drawer having a cutlery tray below, new double eye level AEG oven with split level microwave above with cupboards above and below, new Zanussi integrated fridge/freezer, matching eye level wall cupboards and a housing for a hood and back plate the cooking area, a Baxi boiler is housed in a matching wall cupboard, breakfast bar/work surface running along a second wall, double glazed, double opening French doors leading out to the rear garden, feature vertical radiator with a mirrored inset panel, laminate flooring extending to the storage space beneath the stairs where the electric consumer unit is housed, recessed lighting to the ceiling, additional natural light provided through a roof window at the far end of the kitchen, switches for the integrated appliances and 8 power points above the work surface areas.

First Floor Landing

The balustrade continues from the stairs onto the landing, 2 power points, recessed lighting to the ceiling, carpeted flooring, oak panelled doors leading to the bedrooms, bathroom and to a built-in storage cupboard on the landing and there is a hatch to the loft.

Bedroom 1

14'9 x 11'10 approx (4.50m x 3.61m approx)
Two double glazed windows to the front, radiator, 10 power points and carpeted flooring.

Bedroom 2

13'6 x 9'3 approx (4.11m x 2.82m approx)
Double glazed window to the rear, radiator, 8 power points and carpeted flooring.

Bathroom

The luxurious bathroom has been re-fitted and has a white suite including a panelled bath with tiling to two walls, low flush w.c. with a concealed cistern, walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to two walls and a glazed protective screen, pedestal wash hand basin with a mixer tap, tiled splashback and a heated mirror with light to the wall above, feature vertical radiator, tiled flooring, recessed lighting to the ceiling, extractor fan, upright white gloss finished shelved vanity cupboard, opaque double glazed window and hatch to the loft space above the bathroom.

Outside

At the front of the property there is a walled area with a gate leading out to the pavement.

At the rear there is a block paved patio courtyard garden with borders to the sides and a path leads down the side of the house where there is a gate providing access to the rear of the property we are selling. The garden is kept private by having fencing to the two side boundaries and a rendered wall to the rear.

Directions

Proceed out of Long Eaton along Tamworth Road and the property can be found on the left hand side just before the turning for Gladstone Street.
8358AMMP

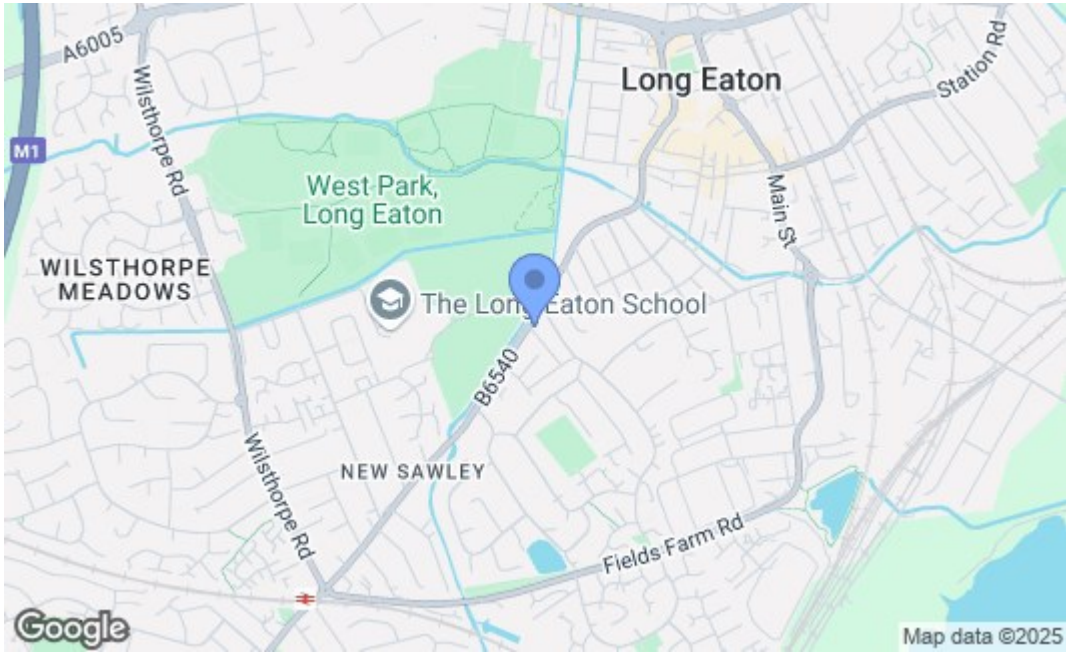
Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 15mbps Superfast 80mbps Ultrafast 1000mbps
Phone Signal – 02, Three, Vodafone, EE
Sewage – Mains supply
Flood Risk – No, surface water very 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		89
(81-91) B	73	
(69-80) C		
(55-68) D		
(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.