



Wensleydale Road,
Long Eaton, Nottingham
NG10 3HJ

£395,000 Freehold



A FOUR BEDROOM DETACHED FAMILY HOME OFFERING EXTENDED ACCOMMODATION AND BEING FOUND IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are delighted to offer to the market, this extended detached home set in a popular part of Long Eaton. Backing onto a brook at the rear and offering a fabulous size rear garden, this property offers all the makings for a superb family home. The property is found on the popular Dales estate and is positioned ideally for commuters, providing easy access to Long Eaton train station, the M1 and A52, local shops and amenities are also within easy proximity, in addition to a variety of schools including Trent College.

This extended detached home arrives to the market offering huge potential for the next owners. The property requires some upgrading but the location of this home in addition to its potential, provides a fantastic opportunity. In brief the internal accommodation comprises of a porch, hallway, box bay window lounge with an opening to the dining room. The kitchen can be accessed via the dining room and the hallway and leads to the utility room and w.c. which form part of the extension. To the first floor there are four bedrooms and a shower room.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco 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 include 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

Double glazed door to the front and door to:

Hallway

Double glazed door to the front, stairs to the first floor, coving, radiator and doors to:

Lounge

18'8 into bay x 10'11 approx (5.69m into bay x 3.33m approx)

Double glazed box bay window to the front, radiator, coving and stone surround fireplace.

Dining Room

10'11 x 9'9 approx (3.33m x 2.97m approx)

Double glazed sliding patio doors to the rear, coving, radiator and door to:

Kitchen

6'1 x 12'6 approx (1.85m x 3.81m approx)

Double glazed window to the rear, radiator, matching range of wall and base units with work surfaces over, sink and drainer, tiled flooring, fully tiled walls, integrated electric oven, four ring gas hob and extractor over. Door to:

Utility Room

12'8 x 7'1 approx (3.86m x 2.16m approx)

Double glazed window and door to the rear, double glazed door to the side, storage cupboard, wall mounted boiler, plumbing for washing machine, base units and door to:

Ground Floor w.c.

Wash hand basin and w.c.

First Floor Landing

Loft access hatch, airing/storage cupboard and doors to:

Bedroom 1

12'5 x 9'11 approx (3.78m x 3.02m approx)

Double glazed window to the rear, built-in wardrobes and a radiator.

Bedroom 2

11'5 x 11'4 approx (3.48m x 3.45m approx)

Double glazed window to the front, built-in wardrobes and a radiator.

Bedroom 3

12'8 x 6'11 approx (3.86m x 2.11m approx)

Double glazed windows to the front and rear and a radiator.

Bedroom 4

9'3 x 7'6 approx (2.82m x 2.29m approx)

Double glazed window to the rear and a radiator.

Shower Room

Fully tiled walls, tiled floor, double glazed window, shower cubicle with wall mounted shower, vanity wash hand basin and low flush w.c.

Outside

To the front there is a stone press driveway, lawned garden with panelled fencing. Side gated access to the side to the rear garden.

Patio area to the rear, lawned garden, panelled fencing to the boundaries. The property backs onto the brook at the rear and ownership of the property is beyond the brook to the back fence.

Garage

Up and over door to the front, power and lighting.

Directions

Proceed out of Long Eaton along Derby Road turning left at the traffic island into Wilsthorpe Road. Continue over the next mini island and at the next traffic island turn right into Dovedale Avenue where Wensleydale Road can be found as the first turning on the right hand side and the property identified by our for sale board.

8351AMCO

Council Tax

Erewash Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 5mbps Superfast 63mbps

Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water high

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

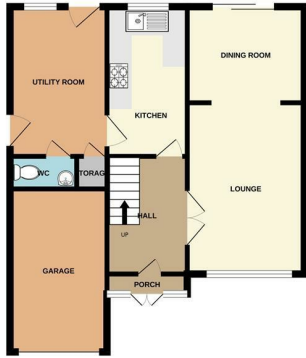
Other Material Issues – No



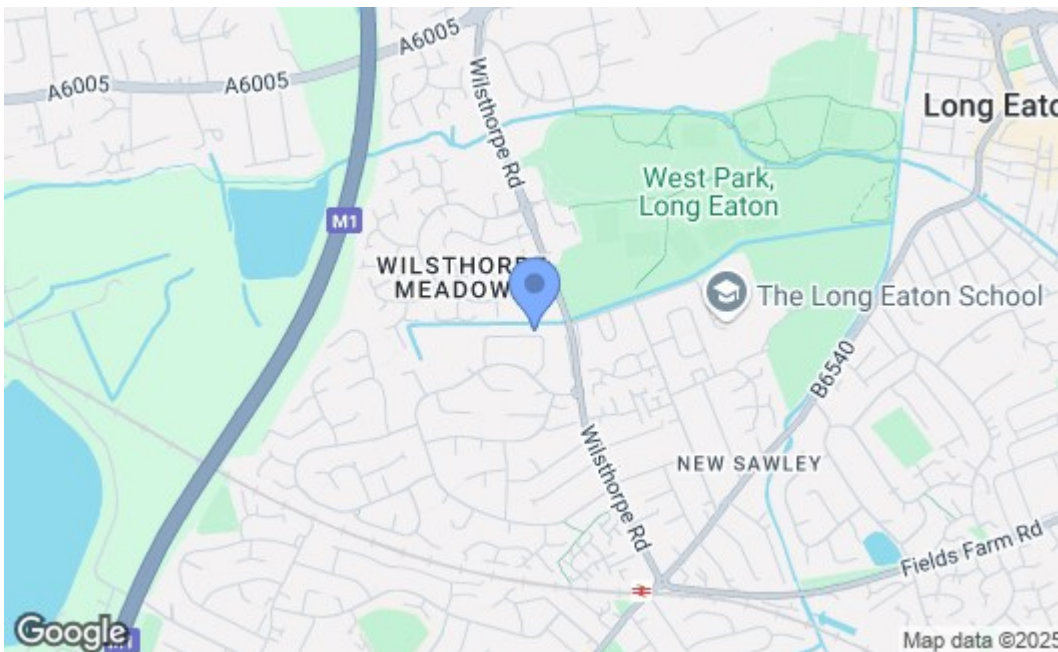
GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (92.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this 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.
Made with Metropix ©2024



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			
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.