

# Robert Ellis

look no further...



York Road,  
Long Eaton, Nottingham  
NG10 4NJ

**O/O £360,000 Freehold**

0115 946 1818



/robertellisestateagent



@robertellisear





A STUNNING THREE DOUBLE BEDROOM DETACHED DOUBLE FRONTED HOUSE BURSTING WITH PERIOD FEATURES WITH SHOW STOPPING CONTEMPORARY KITCHEN DINER, MUST BE VIEWED TO BE APPRECIATED!

Nestled in a quiet, sought-after road in Long Eaton, this charming three-bedroom, double-fronted detached house is bursting with character and modern appeal. Offering a perfect blend of traditional features and contemporary style, this home is a true gem. Upon entering, you'll be greeted by stunning stained glass windows, exposed brick fireplaces, and charming shutters that add warmth and character throughout the home. The spacious open-plan kitchen diner is a standout feature, showcasing a beautifully designed contemporary shaker-style navy kitchen—an ideal space for both cooking and entertaining. The room is flooded with natural light, creating a welcoming atmosphere perfect for family life. The living spaces are complemented by log burners in the lounge and dining areas, providing an inviting ambience throughout the year. The property has been freshly redecorated throughout, enhancing its appeal with a modern, neutral palette while retaining its original charm. Upstairs, the property offers three well-proportioned double bedrooms, and the newly fitted bathroom offers a contemporary finish. The enclosed rear walled garden provides a private and secure outdoor space, perfect for enjoying the outdoors in peace and tranquility with lawn patio and ample storage via a large shed. With its exceptional blend of character features, modern comforts, and prime location on a quiet road, this delightful home is sure to impress. Don't miss your chance to make it yours.

The property in brief comprises a light and airy entrance hall with engineered oak Herringbone flooring throughout, opening to the lounge and dining room. These both have log burners and exposed brick fireplaces. The beautiful kitchen is stylish and contemporary with navy Shaker kitchen units with feature marble style work tops and herringbone tiles and large breakfast bar island bringing a centre-piece to the room, with French doors opening to the enclosed walled garden, it provides that fantastic indoor/outdoor feel. The kitchen is also open to the dining room, with another log burner and sash style window to the front. The painted ballustrade leads up to the first floor, with large airy landing with feature stained glass window and doors off to the three double bedrooms, all with feature original period cast iron fireplaces and the stunning bathroom suite with modern fittings. To the front of the property, there is on-road parking and the property stands well behind a brick-wall. The rear garden is private and enclosed, with brick walls to all boundaries, a lawn with shrubs and plants with a large summerhouse/shed for storage.

The property is well placed for all the shopping facilities provided in the centre of Long Eaton which includes Asda, Tesco and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, there are excellent schools for all ages within walking distance of the property and the transport links include J25 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.





## Ground Floor:

### Entrance Hallway

4'0" x 8'10" approx (1.22m x 2.71m approx)

The entrance hall has an original single painted wooden pannelled door with inset stained glass and stained glass window above, herringbone oak engineered flooring, leading through to the open plan kitchen diner, a radiator, a decorative ceiling arch, wall mounted coat hooks, coving to the ceiling.

### Living Room

12'4" x 12'4" approx (3.77m x 3.78m approx)

The lounge has a uPVC double glazed sash style window to the front with bespoke white fitted shutters, wooden floorboards, ceiling light, radiator, picture rail, with fitted shelving and cupboard to either side of the fireplace, exposed brick fireplace with wooden mantle and log burner, tiled hearth and TV point.

### Dining Room

12'2" x 12'11" approx (3.71m x 3.95m approx)

The dining room has uPVC sash style window to the front with bespoke fitted white shutters, wooden floorboards, ceiling light, a radiator, coving to the ceiling, picture rail, log burner with exposed brick fireplace with tiled hearth. This is open to the:

### Kitchen

18'0" x 11'8" approx (5.5m x 3.56m approx)

The kitchen has a uPVC double glazed anthracite grey French doors leading on to the rear garden with fitted Venetian blinds and a uPVC double glazed window overlooking the rear garden with bespoke fitted white shutters, ceiling light, Herringbone oak engineered flooring, ceiling light over the island, LED recessed spotlights.

The kitchen consists of a newly fitted Navy contemporary shaker style wall and base units to two walls with white quartz style worktops, with large floor to ceiling pantry cupboard, large island with breakfast bar with space for two stools. The units have feature gold handles and knob. The island has plug sockets and storage. With ceramic recessed 1½ bowl sink with drainer and gold swan neck mixer tap, a Range cooker with five ring gas hob and extractor above, in built fridge freezer, in-built dishwasher.

### Utility

7'4" x 6'3" approx (2.24 x 1.91m approx)

The utility room has a couple of steps down, with space and plumbing for washing machine and tumble drier, original tiled flooring, a single glazed window to the side elevation.

### First Floor Landing

6'6" x 15'11" approx (1.99m x 4.86m approx)

The landing has a stained-glass uPVC sash style window to the side and a single glazed stained glass window to the front elevation, wooden floorboards, a radiator, access to the loft with lighting via a drop down ladder. The landing has doors off to the three bedrooms and bathroom and has space for a desk/storage.

### Bedroom One

12'2" x 12'4" approx (3.73 x 3.78m approx)

The first bedroom has a uPVC sash window to the front with bespoke

fitted white shutters, two ceiling lights, wooden floorboards, a radiator, an original cast iron open fireplace with tiled hearth and picture rail.

### Bedroom Two

12'1" x 12'7" approx (3.7m x 3.85m approx)

The second bedroom has a uPVC sash window to the front with bespoke fitted white shutters, two ceiling lights, wooden floorboards, a radiator, an original cast iron open fireplace with tiled hearth and picture rail.

### Bedroom Three

10'5" x 11'4" approx (3.18m x 3.47m approx)

The third bedroom has a uPVC sash window to the rear with bespoke fitted white shutters, two ceiling lights, wooden floorboards, a radiator, an original cast iron painted open fireplace with tiled hearth and picture rail.

### Bathroom

6'10" x 7'6" approx (2.09 x 2.29m approx)

The bathroom has a low level flush W/C, a contemporary vanity unit wash basin, 'P' shaped bath with overhead rainfall shower and a hand-held shower, glass shower screen, partial white brick style herringbone tiled walls, tiled flooring, a dado rail, a heated black towel rail, recessed LED spotlights, a modern extractor fan and a uPVC sash style window to the side elevation with bespoke fitted white shutters.

### Outside

To the front of the property, there is availability for on-road parking and the house sits behind a small brick wall and gates entrance to the front door.

To the rear is an enclosed walled, private garden with lawned area, raised planted, a range of shrubs, mature trees, a large summerhouse shed, a log store, courtesy lighting.

### Council Tax

Erewash Borough Council Band D

### Directions

Proceed out of Long Eaton along Derby Road and turn left into Wellington Street and York Road can be found as a turning on the right hand side with the property on the right.

### Agents Notes - Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 60mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – O2, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

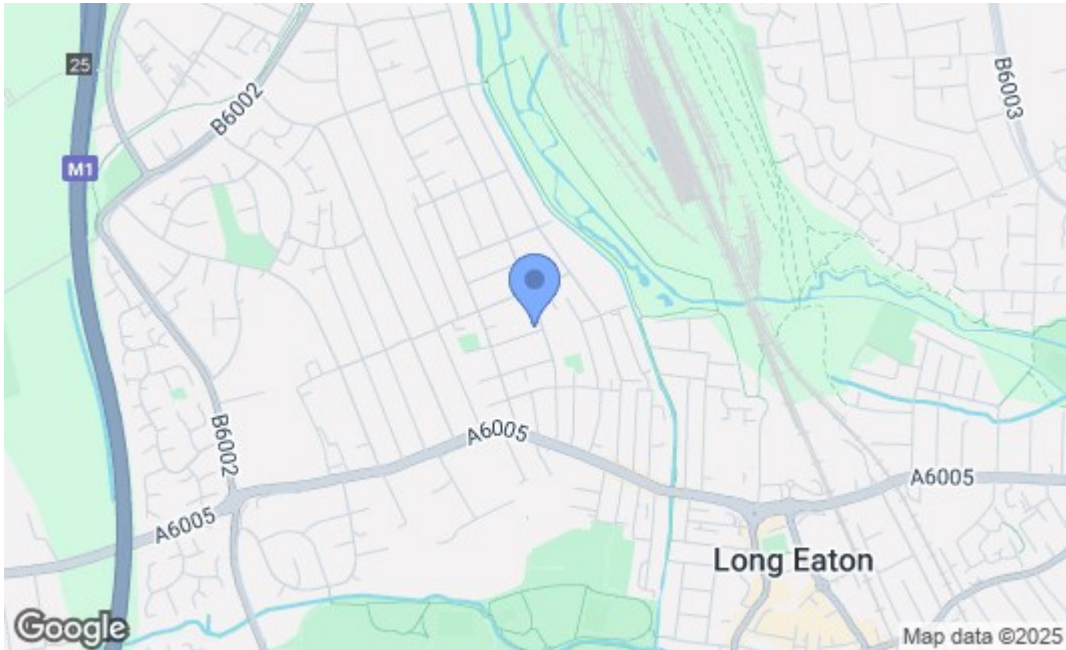
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.