

# Robert Ellis

*look no further...*



Wilsthorpe Road,  
Long Eaton, Nottingham  
NG10 4AA

**£549,950 Freehold**

0115 946 1818



/robertellisestateagent



@robertellisea



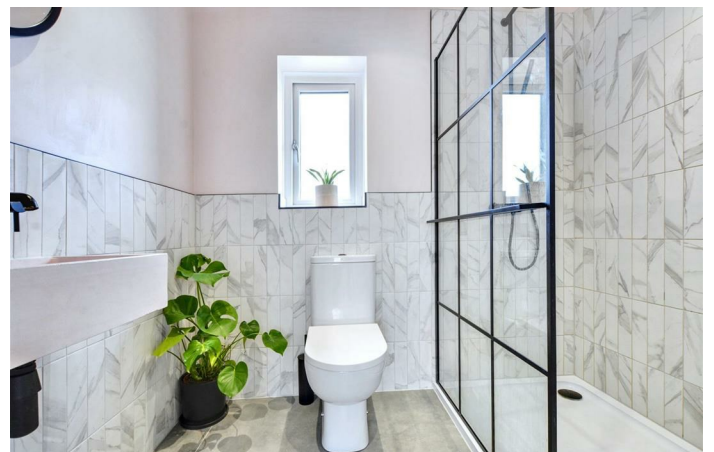


A BEAUTIFULLY PRESENTED AND SPACIOUS, FOUR BEDROOM DETACHED FAMILY HOME WITH OFF STREET PARKING, GARAGE AND ENCLOSED GARDEN, PERFECT FOR A WIDE RANGE OF BUYERS AND SITUATED WITHIN A SOUGHT AFTER LOCATION.

Robert Ellis are delighted to bring to the market this superb example of a modern and spacious detached family home. The property is constructed of brick to the external elevations and benefits double glazing and gas central heating throughout. This home would be perfect for a wide range of buyers and an internal viewing is highly recommended to appreciate the space, location and quality of the property on offer.

In brief, the property comprises an entrance porch, entrance hallway with built in coat/shoe cupboard, a lounge with log burner, open plan kitchen/diner with bi-folding doors and integrated appliances, a utility room, study, downstairs toilet and boot room with integral access into the garage. To the first floor, the landing leads to a three piece family bathroom, master bedroom with a walk in wardrobe and three piece en-suite bathroom and three further generously sized bedrooms with the second benefitting from a fitted wardrobe space. To the exterior, the property boasts ample off street parking through a gated driveway with access into the garage through an up and over manual door. To the rear, there is a private and enclosed garden with a patio area and turf.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks with fantastic transport links available such as nearby bus stops and easy access to the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations just a short drive away.





#### Entrance Porch

uPVC double glazed windows and French doors.

#### Entrance Hall

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

#### Lounge

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

uPVC double glazed bay window overlooking the front, LVT flooring, log burner, radiator, painted plaster ceiling, ceiling light.

#### Kitchen/Diner

23'6 x 16'5 (7.16m x 5.00m)

Aluminium bi-folding doors overlooking and leading to the rear garden, LVT flooring, radiator, painted plaster ceiling, spotlights, radiator, integrated electric double oven, integrated electric hob with extractor fan, integrated dishwasher.

#### Utility Room

16'7 x 3'6 (5.05m x 1.07m)

Velux windows, LVT flooring, space for fridge/freezer, space for washing machine, space for tumble dryer, painted plaster ceiling, spotlights.

#### Study

6'4 x 3'6 (1.93m x 1.07m)

uPVC double glazed frosted window overlooking the rear, LVT flooring, radiator, painted plaster ceiling, spotlights.

#### Boot Room

8'0 x 11'3 (2.44m x 3.43m)

Composite door leading to the rear garden, integral access into the garage, tiled flooring, uPVC double glazed window overlooking the side, radiator, painted plaster ceiling, spotlights.

#### Downstairs WC

2'4 x 4'4 (0.71m x 1.32m)

uPVC double glazed window overlooking the side, tiled flooring, top mounted sink, WC, painted plaster ceiling, ceiling light.

#### First Floor Landing

Carpeted flooring, radiator, loft access, painted plaster ceiling, ceiling light.

#### Master Bedroom

12'2 x 15'1 (3.71m x 4.60m)

uPVC double glazed window overlooking the front, carpeted flooring, radiator, walk in wardrobe, painted plaster ceiling, spotlights.

#### En-Suite

4'8 x 7'1 (1.42m x 2.16m)

uPVC double glazed frosted window overlooking the rear, tiled flooring, wall mounted sink, double walk in shower unit, painted plaster ceiling, spotlights.

#### Bedroom Two

10'0 x 11'9 (3.05m x 3.58m)

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

#### Bedroom Three

8'5 x 8'5 (2.57m x 2.57m)

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

#### Bedroom Four

10'8 x 7'1 (3.25m x 2.16m)

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

#### Family Bathroom

8'9 x 5'1 (2.67m x 1.55m)

uPVC double glazed frosted window overlooking the rear, LVT flooring, WC, bath with mixer tap and shower over the bath with rainfall shower head, top mounted sink, heated towel rail, painted plaster ceiling, spotlights.

#### Outside

To the front of the property there is ample off street parking available via a block paved driveway with metal gates and access into the garage through an up and over manual door. To the rear, there is an enclosed and private garden with a patio area and turf.

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, SKY AND VIRGIN

Broadband Speed -

Standard 13 mbps

Superfast -

Ultrafast 1800 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

#### Council Tax

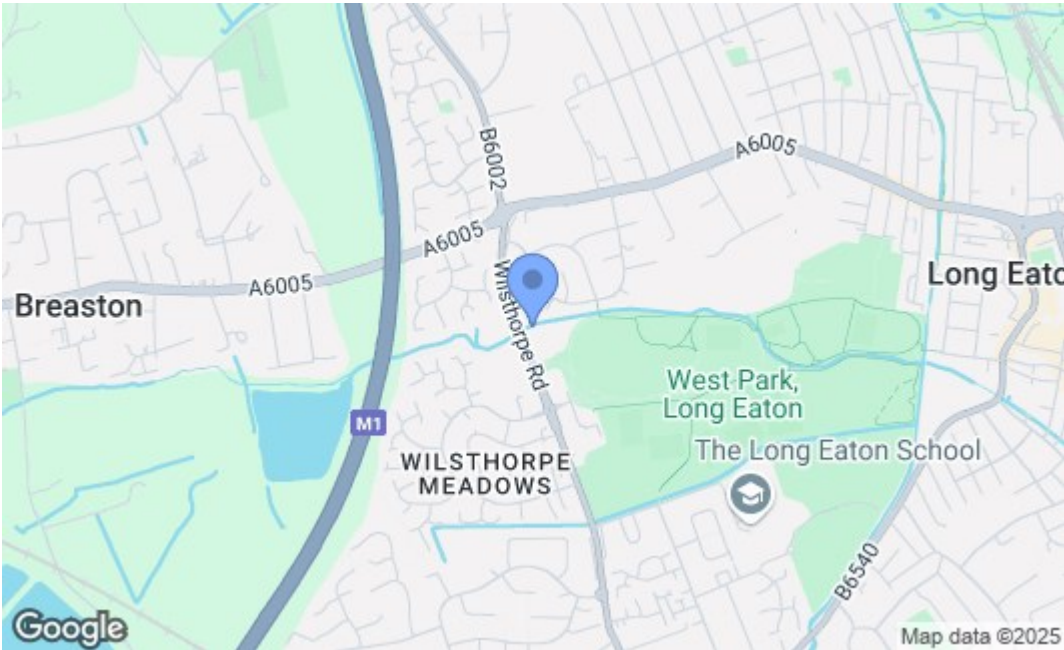
Erewash Borough Council Band E

#### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. Turn left again onto Parkside Avenue and continue down the service road of Wilsthorpe Road and the property can be found on the left.

8483RS





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 <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.