



Park Street,  
Long Eaton, Nottingham  
NG10 4NA

**£264,950 Freehold**





A WELL PRESENTED AND DECEPTIVELY SPACIOUS, FOUR BEDROOM END-TERRACED HOME, PERFECT FOR A WIDE RANGE OF BUYERS AND BENEFITTING AN ENCLOSED REAR GARDEN.

Robert Ellis are delighted to bring to the market this superb example of an end-terraced family home offering ample and versatile space and accommodation throughout. The property is constructed of brick to the external elevations and benefits from gas central heating and double glazing throughout with many still sash windows, in keeping with the original period of the property. This would be a fantastic home for a wide range of buyers and an internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance hallway, lounge, dining room with French doors leading to the garden, a downstairs WC and kitchen with integrated cooking appliances. To the first floor there is a master bedroom with built in storage space, a second bedroom and four piece family bathroom. To the second floor there are two further bedrooms and a bright landing space. To the exterior, the property is set back from the pavement via a small garden and metal gate with access to the side. To the rear, there is an private garden with a patio area, turf, flower beds, a brick built outhouse with power and space for both a washing machine and tumble dryer with a large storage shed to the rear of the garden.

Located in Long Eaton and within walking distance to the town centre where shops, supermarkets, bars, healthcare facilities and more can be found. There are fantastic transport links available such as nearby bus stops and easy access to major road links including the M11, A50 and A52 to both Nottingham and Derby with local train stations and East Midlands Airport being just a short drive away.





### Entrance Hall

Composite front door, laminate flooring, radiator, wallpapered ceiling, ceiling light.

### Lounge

12'7 × 12'6 (3.84m × 3.81m)

uPVC double glazed sash window overlooking the front, carpeted flooring, radiator, wallpapered ceiling, ceiling light.

### Dining Room

13'1 × 13'6 (3.99m × 4.11m)

uPVC double glazed French doors overlooking and leading to the rear garden, laminate flooring, radiator, painted plaster ceiling, ceiling light.

### Downstairs WC

2'5 × 4'6 (0.74m × 1.37m)

WC, top mounted sink, vinyl flooring, built in storage, painted plaster ceiling, ceiling light.

### Kitchen

9'6 × 8'0 (2.90m × 2.44m)

uPVC double glazed window overlooking the side with a door leading to the rear garden, tiled flooring, space for dishwasher, space for fridge/freezer, integrated electric oven and hob with overhead extractor fan, painted plaster ceiling, ceiling light.

### First Floor Landing

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

### Bedroom One

16'6 × 12'6 (5.03m × 3.81m)

uPVC double glazed sash windows overlooking the front and side, laminate flooring, built in storage cupboard, radiator, wallpapered ceiling, ceiling light.

### Bedroom Two

13'8 × 9'8 (4.17m × 2.95m)

uPVC double glazed window overlooking the rear, carpeted flooring, radiator, wallpapered ceiling, ceiling light.

### Family Bathroom

8'1 × 8'1 (2.46m × 2.46m)

uPVC double glazed patterned window overlooking the side, tiled flooring, WC, top mounted sink, bath with mixer tap, double enclosed shower unit, cupboard housing the wall mounted boiler, radiator, painted plaster ceiling, spotlights.

### Second Floor Landing

Velux window, carpeted flooring, painted plaster ceiling, ceiling light.

### Bedroom Three

8'7 × 17'1 (2.62m × 5.21m)

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

### Bedroom Four

7'3 × 9'5 (2.21m × 2.87m)

Velux window, carpeted flooring, radiator, painted plaster ceiling, ceiling light.

### Outside

To the front of the property there is a small garden and metal gate setting the property away from the pavement with access to the rear via the side,

To the rear, there is a garden with a patio area, turf, flower beds, a brick outhouse with power and space for a washing machine and tumble dryer and another outhouse used for storage.

### Directions

Proceed out of Long Eaton along Derby Road and Park Street can be found as a turning on the right hand side, before the bend.

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT AND SKY

Broadband Speed - Standard 16 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

Phone Signal – O2, EE, THREE AND VODAFONE

Sewage – Mains supply

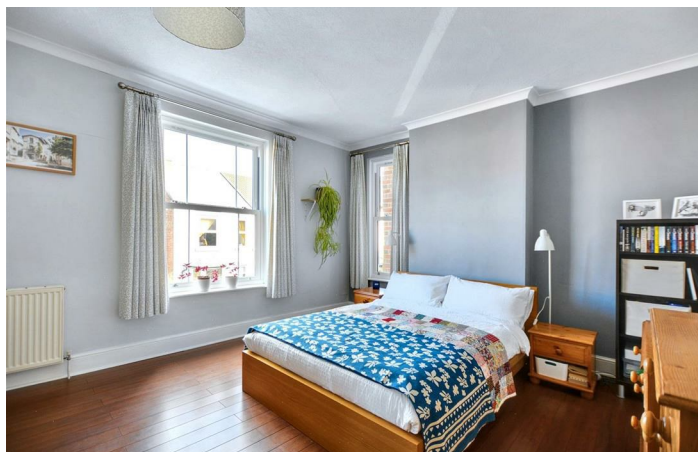
Flood Risk – No, surface water

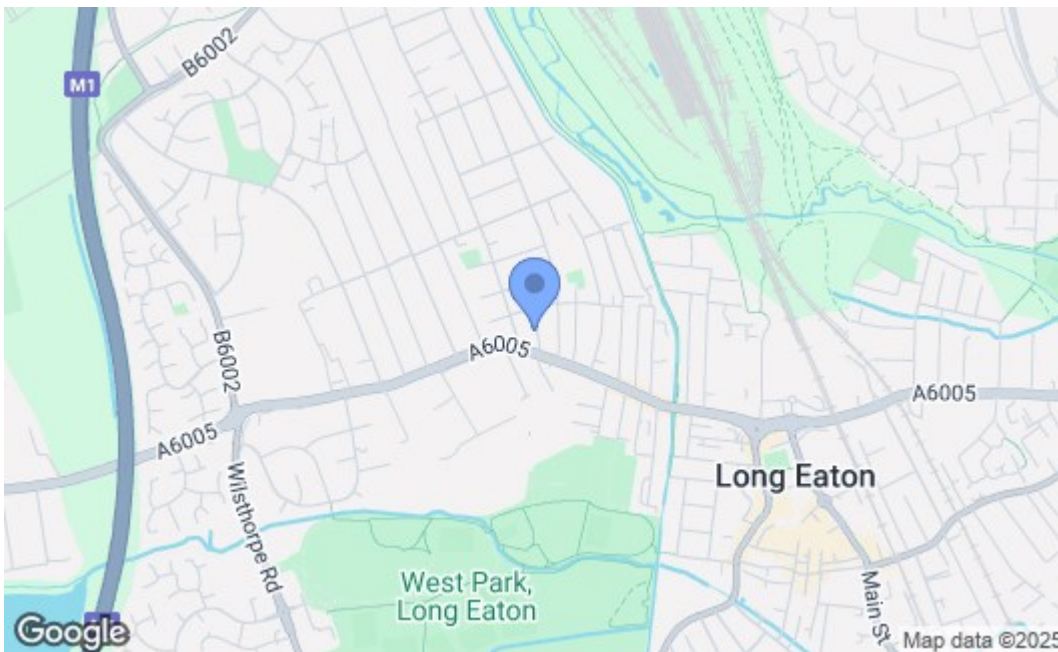
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.