



Thorneywood Road,  
Long Eaton, Nottingham  
NG10 2DY

**Price Guide £275-285,000**

**Freehold**

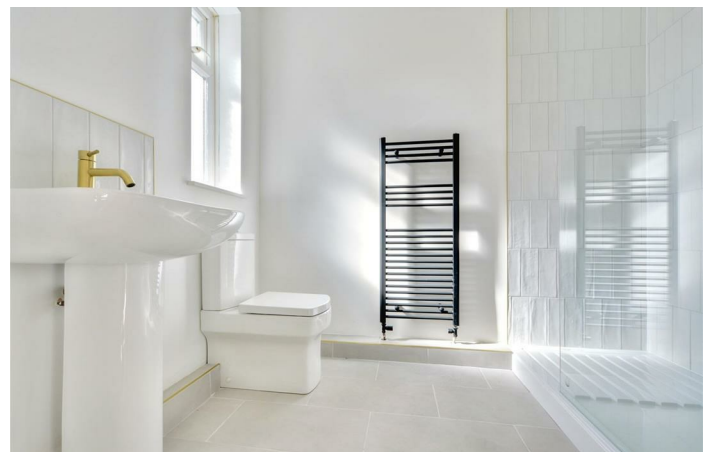
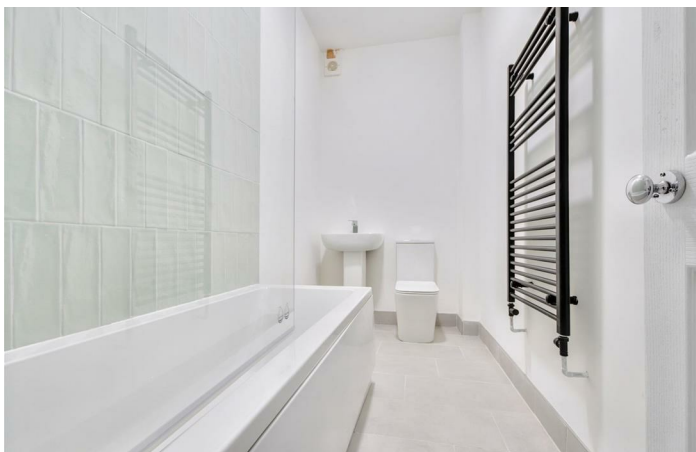


THIS IS AN UPDATED AND UPGRADED THREE BEDROOM SEMI DETACHED VICTORIAN HOUSE SITUATED ON A POPULAR ROAD, WHICH IS WITHIN EASY REACH OF ALL THE AMENITIES AND FACILITIES PROVIDED BY LONG EATON AND THE SURROUNDING AREA.

Being located on Thorneywood Road, this traditional Victorian house has over recent months been significantly upgraded by the current owners and now provides a lovely home which is ready to move in to without having to do any work whatsoever. For the size and layout of the well proportioned accommodation and privacy of the Southerly facing 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 constructed of brick to the external elevations under a pitched tiled roof and the well proportioned and tastefully finished accommodation, which will have new floor coverings throughout, derives the benefits of gas central heating and double glazing. Being entered through the main entrance door at the side, the accommodation includes the reception hall which has a wide staircase taking to the first floor and a door leading to the lounge at the front which has a feature fireplace and bay window and at the rear there is a dining/sitting room which opens to the exclusively fitted breakfast kitchen which has Shaker style units, integrated appliances and there are double opening, double glazed French doors leading out to the rear garden and there is also a door which takes you to the ground floor shower room/w.c. which is positioned at the rear of the property. To the first floor the landing leads to the three bedrooms and the luxurious bathroom which has a mains flow shower system over the bath. Outside there will be a fenced area at the front of the house and a path leads down the left hand side to the main entrance door and a gate takes you to the rear garden where there is a slabbed patio/seating area and steps to a pebbled garden which has established planting and could easily be further landscaped if preferred by a new owner.

The property is within easy reach of Long Eaton town centre where there are a variety of shops including Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within easy reach of the property, healthcare and sports facilities which includes the well regarded Clifford Gym in the town centre and the West Park Leisure Centre and adjoining playing fields and the excellent 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.



The main entrance door is positioned at the side of the property and it is a UPVC half opaque double glazed door with double glazed panel above leading to:

### Reception Hall

Stairs with hand rail leading to the first floor and doors to the lounge and dining/sitting room.

### Lounge

12'9 x 11'6 plus bay approx (3.89m x 3.51m plus bay approx)  
Double glazed bay window to the front, cornice to the wall and ceiling, feature Adam style fireplace with a cast iron and tiled inset, feature vertical radiator and four wall lights.

### Dining/Sitting Room

12'8 x 12' approx (3.86m x 3.66m approx)  
Having double glazed windows to the rear and side, radiator, feature open fireplace with a brick arch in which you can incorporate a log burning stove, understairs storage cupboard with shelving, light and the electricity meter and electric consumer unit are housed in this cupboard.

### Breakfast Kitchen

18'5 x 8'5 approx (5.61m x 2.57m approx)  
The newly fitted kitchen is exclusively fitted with sage coloured Shaker style units and includes a 1½ bowl sink with a mixer tap set in a work surface with cupboards, upright housing for an integrated fridge/freezer to be installed and spaces for an automatic washing machine and dishwasher below, double oven with cupboards above and below, a hob will be set in a work surface with cupboards and drawers beneath, matching eye level wall cupboards, the boiler is housed in a matching eye level cupboard, tiling to the walls by the work surface and cooking areas with a hood over the cooking area, there will be LVT flooring extending from the dining/sitting room into the breakfast kitchen, double glazed window to the side, double opening, double glazed French doors leading out to the rear garden and a radiator.

### Ground Floor Shower Room/w.c.

The newly fitted shower room has a large walk-in shower with a mains flow shower system having a rainwater shower head and hand held shower, tiling to three walls and a protective glazed screen and a shelved recess to one wall, low flush w.c. and pedestal wash hand basin with mixer tap, tiled splashback, ladder towel radiator and an opaque double glazed window, recessed lighting to the ceiling, extractor fan and tiled flooring.

### First Floor Landing

Radiator and pine panelled doors leading to:

### Bedroom 1

12'8 x 11'6 approx (3.86m x 3.51m approx)  
Double glazed window to the front, radiator, feature cast iron fireplace and built-in storage cupboard/wardrobe.

### Bedroom 2

10'8 x 8'5 approx (3.25m x 2.57m approx)  
Double glazed window to the rear and a radiator.

### Bedroom 3

9'8 x 9'8 approx (2.95m x 2.95m approx)  
Double glazed window to the rear and a radiator.

### Bathroom

The bathroom has a brand new fitted white suite including a panelled bath with a mixer tap and a mains flow shower over having a rainwater shower head and hand held shower, tiling to three walls and a glazed protective screen, pedestal wash hand basin with a mixer tap and a low flush w.c., ladder towel radiator, tiled flooring, extractor fan and a sensor light as you enter the bathroom.

### Outside

At the front of the property there is a slate chipped area and a path leads down the left hand side to the main entrance door and to a gate which provides access to the rear garden with there being a wall running along the left hand boundary.

The rear garden is Southerly facing and provides a lovely area to sit and enjoy outside living with a slabbed area to the side of the house with a wall to the left hand boundary, a slabbed path leads to the bottom of the garden with there being pebbled areas and established planting of hydrangea bushes, a wooden fence to the left boundary and wire fence to the right hand side.

### Directions

Proceed out of Long Eaton along Nottingham Road and after the bridge turn right into Conway Street. Turn left into Station Road and Thorneywood Road can be found as a turning on the right and the property can be found on the right.  
8343AMMP

### Council Tax

Erewash Borough Council Band B

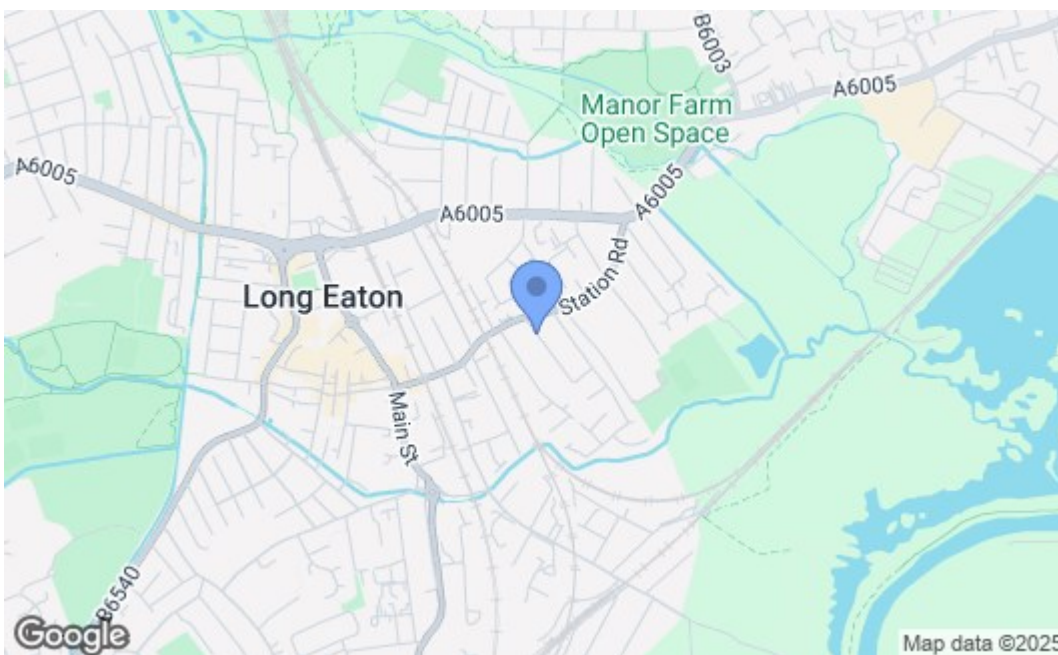
### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 15mbps Superfast 44mbps Ultrafast 1000mbps  
Phone Signal – EE, O2, Vodafone, Three  
Sewage – Mains supply  
Flood Risk – No, surface water low  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

### Agents Notes

There are AI photos on this property





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			
<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.