



Cavendish Road,
Long Eaton, Nottingham
NG10 4HY

Price Guide £270-275,000
Freehold



THIS IS AN AMAZING PROPERTY WHICH HAS HAD AN EXTENSION TO THE REAR CREATING A LARGE, OPEN PLAN GROUND FLOOR LIVING SPACE. THE PROPERTY IS STUNNING THROUGHOUT AND WE KNOW INTERESTED PARTIES WILL ENJOY VIEWING.

Robert Ellis are pleased to be instructed to market this incredible, individual property which over recent years has been extended to the rear to help create an open plan living space which has bi-folding doors leading out to the rear garden and a lantern window to the ceiling. For the size and quality of the accommodation to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this beautiful home for themselves, both in terms of the accommodation and privacy of the South facing garden at the rear. The property is well placed for easy access to all the local amenities and facilities provided by the area, all of which have helped to market this a very popular and convenient place to live.

This Edwardian house stands back from Cavendish Road with a box bay window to the front and is constructed of brick to the external elevations under a pitched tiled roof. The accommodation is entered through a stylish composite front door into the reception area/sitting room, from which there is an oak panelled door leading to an inner hall which has an understairs utility cupboard off and you then enter the open plan dining room which leads into the exclusively fitted and equipped kitchen and beyond the kitchen there is the amazing new room which has bi-folding doors, a lantern window and a media wall and off this room there is a most useful ground floor w.c. To the first floor the landing has oak panelled doors leading to the three bedrooms and the luxurious bathroom which has a mains flow shower over the bath. Outside there is a walled garden area at the front and a path runs down the left hand side of the house to the rear. The rear garden has been landscaped and designed to help keep maintenance to a minimum and has an astroturf lawn with stone beds with pampas trees to the sides and is kept private by having fencing to the boundaries.

The property is well placed for easy access to excellent local schools, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, there are Asda, Teso and Aldi stores as well as many other retail outlets found in the town centre where there are also several pubs and restaurants 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.



Stylish composite front door with inset arched glazed panel and opaque double glazed panel above.

Reception Area/Sitting Room

12' x 11' plus bay approx (3.66m x 3.35m plus bay approx)

This large reception area is also a sitting room, has a double glazed box bay window with fitted blinds to the front, quality laminate flooring that extends across the whole of the ground floor living accommodation, radiator and oak door leading into:

Inner Hall

Having an oak door leading to an understairs utility cupboard which has space for a tumble dryer and also houses the electricity meter and electric consumer unit.

Dining/Sitting Room

12' x 12' approx (3.66m x 3.66m approx)

This second large reception area has double glazed windows with fitted blinds to the rear and side, oak door to the stairs which has a double glazed window at the bottom and leads to the first floor, radiator and recessed lighting to the ceiling.

Kitchen

The dining room opens to the exclusively fitted and equipped kitchen which has mushroom coloured units with new work surfaces and includes a sink with an 'instant hot water tap' set in a work surface which extends to a breakfast bar and has a wine rack, spaces for an automatic washing machine and dishwasher and a double cupboard beneath, four ring induction hob set in a work surface with a mirrored back plate and space for a bin, cupboards, drawers and double oven beneath with LED lighting running along the plinth at the bottom, matching eye level wall cupboards with lighting under, space for a fridge/freezer, double glazed window with fitted blind to the side, half opaque double glazed door leading out to the courtyard area at the side of the property, recessed lighting to the ceiling and laminate flooring.

Lounge/Sitting Room

15' x 12' approx (4.57m x 3.66m approx)

The kitchen opens into the newly created lounge/sitting room which is part of the extension at the rear of the house. This large open plan living space has bi-folding doors with fitted blinds leading out to the rear garden, a media wall with a point for a wall mounted TV and Evonic EI 500 burning electric fire beneath, feature acoustic panelling to one wall, lantern roof window with remotely operated ambient surrounding lighting, recessed lighting with a dimmer switch, two feature vertical radiators and high quality laminate flooring.

Ground Floor w.c.

Having a white low flush w.c. and a wall mounted hand basin with a mixer tap, ladder radiator, opaque double glazed window, recessed lighting to the ceiling and laminate flooring.

First Floor Landing

Oak panelled doors leading to the bedrooms and bathroom, hatch to the loft and a radiator.

Bedroom 1

12' x 11' approx (3.66m x 3.35m approx)

Double glazed window with fitted blind to the front, built-in cupboard/wardrobe and a radiator.

Bedroom 2

14' x 7'10 approx (4.27m x 2.39m approx)

Two double glazed windows with fitted blinds and a radiator.

Bedroom 3

9' x 7' approx (2.74m x 2.13m approx)

Double glazed window with fitted blind to the rear, two double mirror fronted wardrobes and a radiator.

Bathroom

The luxurious bathroom has a white suite including a panelled bath with a mains flow shower over, tiling to two walls and a glazed protective screen, sink with mixer tap and drawers beneath and a mirror with light to the wall above, low flush w.c., ladder towel radiator, tiled flooring, X-pelair fan, recessed lighting to the ceiling and an electric shaver point.

Outside

At the front of the property there is a walled area with gates leading to paths that take you to the front door and down the left hand side of the house to the rear garden.

At the side there is a slabbed courtyard area with a brick wall running along the boundary and the path extends down to the rear garden where there is an astroturf lawn with stone filled borders which have pampas trees to two sides and the garden is kept private by having fencing to both side boundaries. There is an outside water supply and external lighting provided.

Directions

Proceed out of Long Eaton along Derby Road taking the right turning into Wellington Street. Proceed for some distance along Wellington Street where Cavendish Road can be found as a turning on the left hand side.

8570AMMP

Council Tax

Erewash Borough Council Band A

Additional Information

Council Tax Band - A

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 12mbps, Superfast 76mbps, Ultrafast 1000mbps

Phone Signal – EE, Three, 02, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

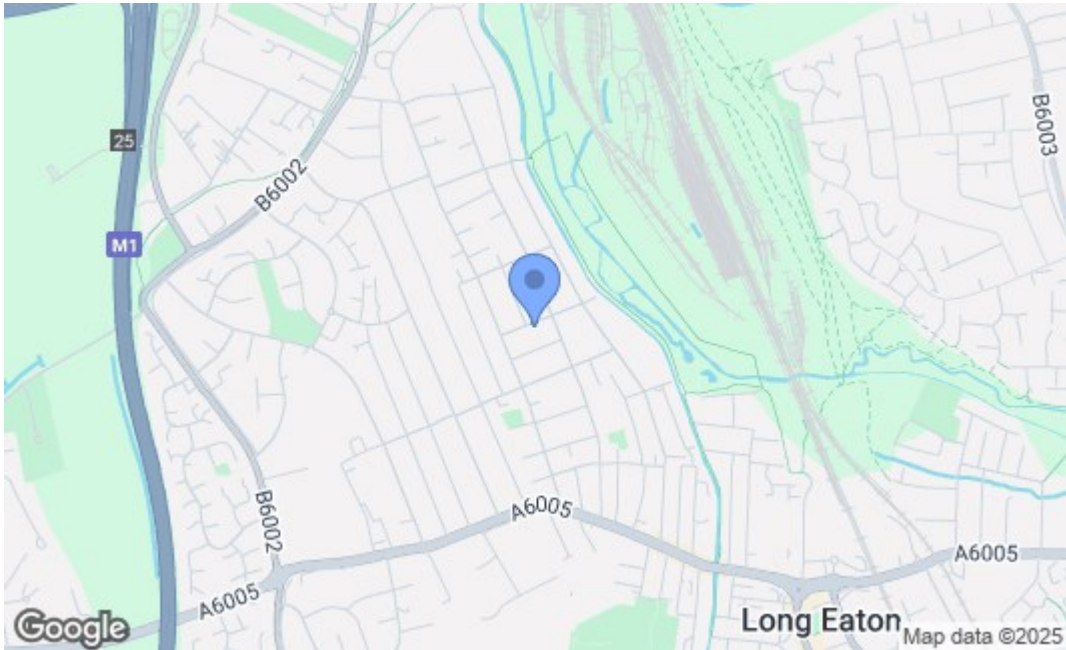
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	64	
(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.