

Robert Ellis

look no further...



William Street,
Long Eaton, Nottingham
NG10 4GD

£240,000 Freehold

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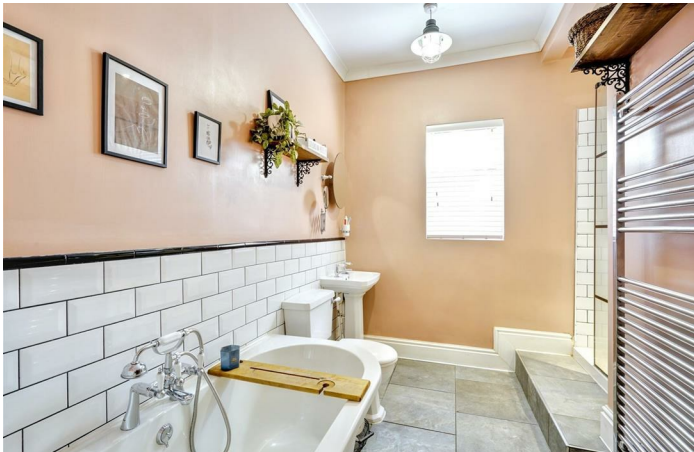


THIS IS A STUNNING THREE BEDROOM VICTORIAN SEMI DETACHED HOUSE WHICH HAS OFF THE ROAD PARKING FOR TWO VEHICLES AT THE SIDE.

Being located on William Street which is a quiet road close to the centre of Long Eaton, this three bedroom semi detached property provides a tastefully finished home which we are sure will appeal to many people looking for their first home, families in search of a property with three bedrooms and close to excellent local schools and other amenities or someone who might be downsizing and is in search of a property which is easily maintained and also benefits from having off the road parking provided. For the size and layout of the accommodation and privacy of the 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 beautiful home for themselves.

The property stands back from the road with the walled area at the front and is constructed of brick to the external elevations under a pitched tiled roof. Deriving the benefits of gas central heating and double glazing, the accommodation includes a lounge with a log stove set in a feature brick chimney breast, a separate dining/sitting room which opens to the exclusively fitted kitchen which has Shaker style units and integrated appliances and off the kitchen there is a separate utility room and a most useful ground floor w.c. To the first floor the landing leads to the three good size bedrooms and the luxurious bathroom which has a bath and separate large walk-in shower. Outside there is a walled garden to the front, parking for two vehicles to the right of the property, from which double gates lead to the rear garden which has been landscaped with Indian sandstone patios and path, a lawn with borders, a block paved patio at the bottom of the garden, there is a most useful outside store and the garden is kept private by having fencing with a bamboo lining to the three boundaries.

The property is within easy reach of a Co-op store on College Street with further shopping facilities being found in the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are schools for all ages within easy reach, healthcare and sports facilities which includes 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 on the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Lounge/Sitting Room

12'9 × 12'2 approx (3.89m × 3.71m approx)

UPVC front door with an inset opaque glazed panel and a double opaque glazed panel above, double glazed window with fitted blind to the front, log burning stove set in a feature brick chimney breast with a brick hearth, quality laminate flooring that extends through into the dining/sitting room and kitchen, radiator, picture rail to the walls, cornice to the wall and ceiling, pine panelled door leading to the dining/sitting room and a TV aerial point.

Dining/Sitting Room

14'7 to 11'8 × 12'10 approx (4.45m to 3.56m × 3.91m approx)

Double glazed window with a fitted blind to the rear, quality laminate flooring, radiator, cornice to the wall and ceiling, pine door leading to the stairs which take you to the first floor and a pine door to the understairs storage cupboard, panelling to the lower part of one wall and a TV aerial point.

The understairs storage cupboard housing the electric consumer unit and meter, has laminate flooring and a light.

Kitchen

11'6 × 7'6 approx (3.51m × 2.29m approx)

The exclusively fitted kitchen has Shaker style units and includes a sink with a mixer tap set in a wood grain effect work surface with a wine rack, a new integrated dishwasher and cupboards below, five ring gas hob set in a second wood grain effect work surface with cupboards and drawers beneath, double oven with cupboards above and below, integrated fridge/freezer, two double wall cupboards, tiling to the walls by the work surface areas, double glazed window with a fitted blind to the side, half opaque double glazed door leading out to the rear garden, quality laminate flooring, cornice to the wall and ceiling and a hood over the cooking area.

Utility Room

6'8 × 5' approx (2.03m × 1.52m approx)

The utility room has a work surface with space for an automatic washing machine and cupboards below, the boiler is housed in a fitted cupboard, double glazed window with a fitted blind to the rear, radiator, tiled flooring, tiling to the walls by the work surface areas and a pine door leading to:

Ground Floor w.c.

Having a low flush w.c. with a space saving sink positioned on the cistern, opaque double glazed window, tiled flooring, radiator and an extractor fan.

First Floor Landing

There is a hatch with ladder to the boarded loft which has a light and pine doors lead to the bedrooms and bathroom.

Bedroom 1

12'9 × 11'9 approx (3.89m × 3.58m approx)

Double glazed window with fitted blind to the front, radiator, there is a large wood panelled wardrobe which will remain at the property when it is sold, cornice to the wall and ceiling and panelling to the wall by the bed head position.

Bedroom 2

12'4 × 7'9 approx (3.76m × 2.36m approx)

Double glazed window with fitted blind to the rear, cornice to the wall and ceiling and a radiator.

Bedroom 3

10' × 6'6 approx (3.05m × 1.98m approx)

Double glazed window with fitted blind to the rear, radiator and cornice to the wall and ceiling.

Bathroom

The luxurious bathroom has a white suite including a stand alone claw foot bath with central mixer tap and a hand held shower, low flush w.c., pedestal wash hand basin with adjustable mirror to the wall above, tiling to the walls by the bath, w.c. and sink areas, tiled flooring, large walk-in shower with tiling to three walls and a protective glazed screen, chrome ladder towel radiator, cornice to the wall and ceiling and an opaque double glazed window with blind and adjustable mirror to the wall by the sink position.

Outside

At the front of the property there is a walled area with a gate providing access to the front door. To the right hand side of the property there is a driveway which provides off road parking for two medium size vehicles and there is a newly fitted double gate at the end of the driveway providing access to the rear garden.

At the rear there is an Indian sandstone patio area with a path and pebbled areas leading to a second Indian sandstone patio, there is a lawn with borders and a brick patio area at the bottom of the garden. The garden is kept private by having fencing with bamboo to the three boundaries, there is a large wooden storage shed, lighting at the rear and side and an outside cold water supply.

Shed

9'3 × 7'2 approx (2.82m × 2.18m approx)

This good size outbuilding has a half double glazed door to the front and power and lighting is provided in the building.

Directions

Proceed out of Long Eaton along Derby Road and at the bend turn right into College Street. Take the left turning into Canal Street and right into William Street.

8563AMCO

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 11mbps Superfast 74mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

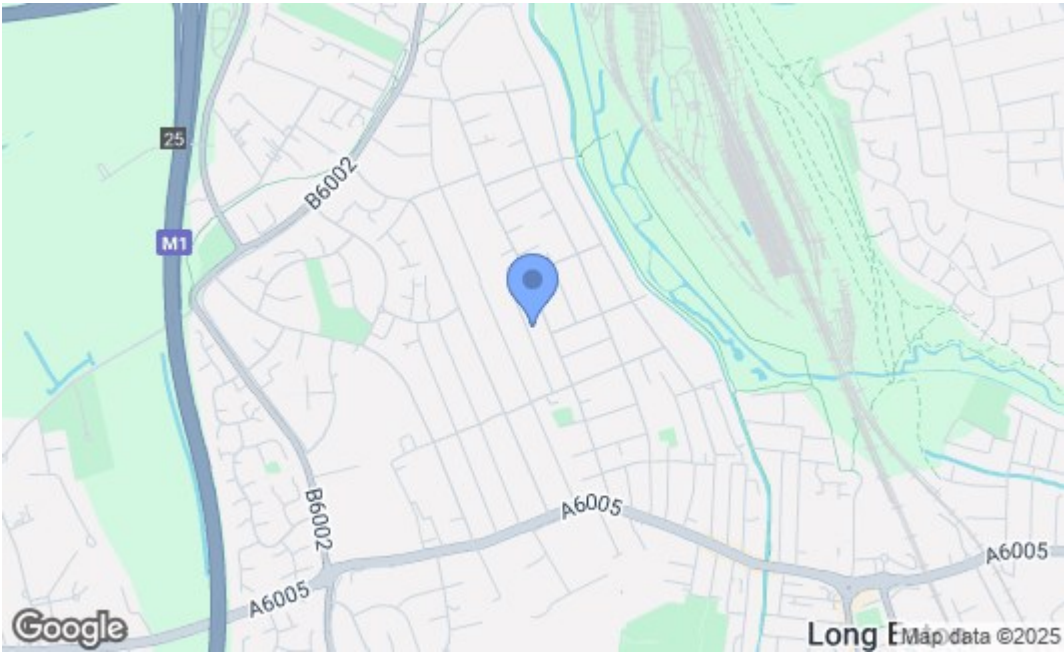
Other Material Issues – No





64 WILLIAM STREET, LONG EATON

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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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.