



Trafalgar Road,  
Long Eaton, Nottingham  
NG10 1DD

**£280,000 Freehold**



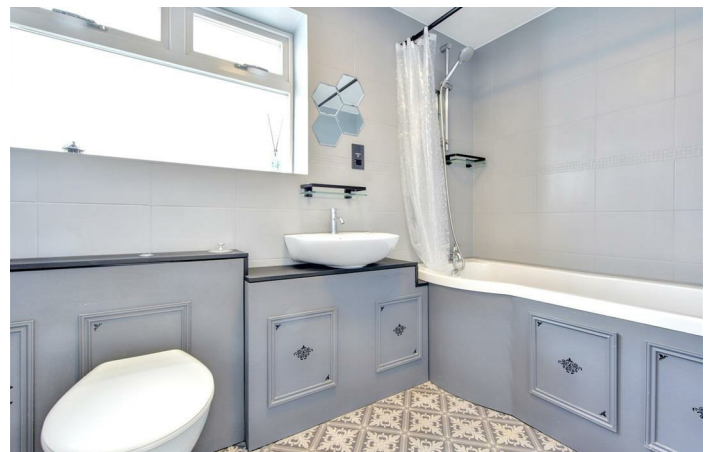


A TWO DOUBLE BEDROOM DETACHED PROPERTY OFFERING WELL PRESENTED ACCOMMODATION THROUGHOUT.

Robert Ellis are pleased to offer for sale an opportunity to purchase this unique property located on Trafalgar Road. The property, which occupies a much larger than average plot to both the front and rear, is immaculately presented throughout. Boasting two double bedrooms, this detached chalet bungalow offers a rare opportunity to acquire a unique property in a highly sought-after residential location. The home is beautifully maintained throughout, with bright, well-proportioned rooms and a versatile layout with a great sized living room which is versatile for all seasons with a log burner for those cosy evenings in but also French doors opening into the superb external rear garden. The generous outdoor space not only enhances the sense of privacy but also offers scope to extend (subject to the necessary planning permissions), making it ideal for buyers looking to tailor their next home to their needs. The property is located close to a variety of local shops, amenities, and Long Eaton train station, this property is perfectly positioned for both convenience and lifestyle. Early viewing is highly recommended to fully appreciate the presentation, setting, and potential this lovely home has to offer.

This detached home boasts gas central heating and is double glazed throughout. Internal accommodation briefly comprises of a hallway boasting ample natural light providing access to the bathroom and kitchen which offers built in appliances and also provides access to the dual aspect lounge which stretches over 19ft and boasts a log burner. To the first floor, there is a landing with a velux window to the front and access to two double bedrooms with both offering storage within the eaves.

The property is within easy reach of all the amenities and facilities provided by Long Eaton which include the Asda, Tesco, Lidl and Aldi stores and numerous other retail outlets, there are excellent local schools within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and 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, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

Double glazed door and window to the front, stairs to the first floor, radiator and doors to:

### Bathroom

Double glazed window to the side, panelled bath with shower over, vanity wash hand basin, low flush w.c., part tiled walls, chrome heated towel rail.

### Kitchen

11'8" x 11'10" approx (3.56m x 3.61m approx)

With a range of matching wall and base units, double bowl sink with mixer tap over, double glazed window to the rear, double glazed door to the side, integrated fridge freezer and dishwasher, integrated oven and four ring electric hob over, space for a tumble dryer, plumbing for a washing machine, part tiled walls and linoleum flooring. Door to:

### Lounge

20'1" x 11' approx (6.12m x 3.35m approx)

Double glazed window to the front, double glazed patio door to the rear, log burner and a radiator.

### First Floor Landing

Loft access hatch and Velux window to the front. Doors to:

### Bedroom 1

11' x 11'8" approx (3.35m x 3.56m approx)

Double glazed window to the side, built-in wardrobes, storage to the eaves and a radiator.

### Bedroom 2

10' x 10'5" approx (3.05m x 3.18m approx)

Double glazed window to the side, storage to the eaves and a radiator.

### Outside

The property sits on a good size plot with a large front garden and ample pebbled off road parking.

The rear garden is laid mainly to lawn with panelled fencing to the boundaries, decked patio and shrubs and trees to the borders.

### Directions

Proceed out of Long Eaton along Tamworth Road taking the left turning just past the Fire Station into Nelson Street. Take the second right on to Manchester Street and then left on to Trafalgar Road where the property may be found on the right hand side.

8661AMCO

### Council Tax

Erewash Borough Council Band C

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

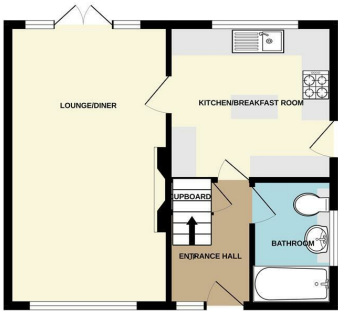
Any Legal Restrictions – No

Other Material Issues – No

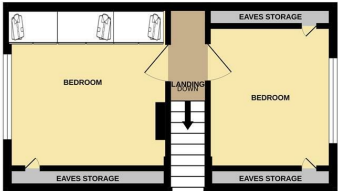




GROUND FLOOR

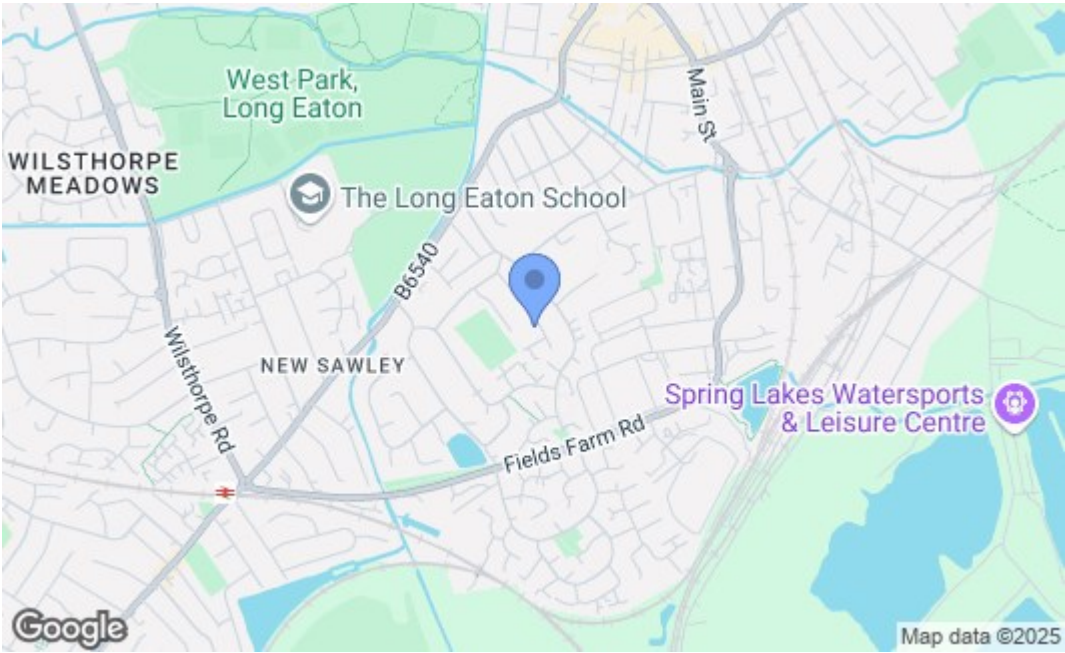


1ST FLOOR



28 TRAFALGAR ROAD, 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 mis-statement. 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 <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		

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