

# Robert Ellis

*look no further...*



William Street,  
Long Eaton, Nottingham  
NG10 4GB

**£289,995 Freehold**

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A BEAUTIFULLY PRESENTED FOUR BEDROOM VICTORIAN SEMI DETACHED PROPERTY LOCATED ON A VERY POPULAR ROAD WHICH IS CLOSE TO ALL THE AMENITIES AND FACILITIES PROVIDED BY LONG EATON AND THE SURROUNDING AREA.

Being situated on William Street, this Victorian semi detached home provides spacious accommodation which still retains many original features such as pine internal doors, cornices, coving, fireplaces and floor-boards and being tastefully finished throughout, provides a lovely home that will suit a whole range of buyers. The property has a very useful Garden room which is fully insulated and has power, lighting and internet and for all that is included in this stunning home to be appreciated, we recommend that interested parties do take a full inspection so they can see the whole property for themselves.

The property stands back from the road with a walled garden area at the front and is constructed of brick to the external elevations under a pitched tiled roof. The accommodation includes the reception hall, off which there is the lounge which is positioned at the front of the house and this has a feature original fireplace and the dining/sitting room is open to the fitted breakfast kitchen. There are French doors opening to the private rear garden. To the first floor the spacious landing leads to the three bedrooms and there is the main family bathroom which has a shower over the bath. There is a landing/storage space leading to the second floor which the master bedroom is positioned on, with Velux windows and handy storage. Outside there is a walled garden at the front and a path leading down the left hand side of the house to the rear. At the rear of the property the garden has been designed and landscaped with lawn/ shrubs and provides several areas to sit and enjoy outside living. There is also a Garden room which could be used as a home office/gym/bar! The property must be viewed to be appreciated!

The property is within easy reach of the centre of Long Eaton where there are Asda and Tesco superstores and many other retail outlets, there are both state and independent schools within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, there are walks in the nearby countryside 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.



### Entrance Hall

9'3 x 4'6 approx (2.82m x 1.37m approx)

Composite front door, obscure UPVC double glazed window to the side, engineered wood flooring, radiator, ceiling light, original coving, door to understairs storage cupboard, stairs to the first floor with original panelled staircase.

### Open Plan Dining Kitchen

12'8 x 26'4 approx (3.86m x 8.03m approx)

UPVC double glazed window to the side, UPVC double glazed French doors to the rear, two ceiling lights, engineered wood flooring, TV point, double wall mounted radiator, original open fireplace with tiled hearth and surround,

### Kitchen Area

7'4 x 13'6 approx (2.24m x 4.11m approx)

UPVC double glazed picture window to the side, tiled flooring, two ceiling lights, wooden Shaker style wall, drawer and base units with work surfaces over, inset four ring electric hob, integral double oven and grill, double Belfast ceramic sink and drainer with swan neck mixer tap, space for a washing machine, tumble dryer and dishwasher, space for a free standing tall fridge freezer, Worcester Bosch boiler.

### Lounge

12'9 x 12'4 approx (3.89m x 3.76m approx)

UPVC double glazed bay window with fitted shutters to the front, varnished wooden floorboards, original ceiling rose, ceiling light, dado rail, coving to the ceiling and a beautiful open fireplace with tiled hearth and a TV point.

### First Floor Landing

8' x 19'9 approx (2.44m x 6.02m approx)

Carpeted flooring, ceiling light, room for storage which leads to the second floor and doors to:

### Bedroom 2

12'9 x 12'1 approx (3.89m x 3.68m approx)

UPVC double glazed window to the front, painted floorboards, ceiling light, radiator, coving and TV point.

### Bedroom 3

13'7 x 7'7 approx (4.14m x 2.31m approx)

UPVC double glazed window to the rear, floorboards, ceiling light and a radiator.

### Bedroom 4

10'1 x 6'1 approx (3.07m x 1.85m approx)

UPVC double glazed window to the rear, painted floorboards, ceiling spotlight and a radiator.

### Bathroom

4'3 x 8'2 approx (1.30m x 2.49m approx)

Obscure UPVC double glazed window to the side, tiled floor, ceiling light, extractor fan, tiled walls, low flush w.c., panelled bath with mixer tap and shower attachment, mains fed shower attachment and glazed protective screen, pedestal wash hand basin and a radiator.

### Storage Area

10'3 x 3'3 approx (3.12m x 0.99m approx)

UPVC double glazed window to the side, painted floorboards, ceiling spotlights, radiator, stairs to the second floor and a door to:

### Separate w.c.

5'3 x 2'4 approx (1.60m x 0.71m approx)

Low flush w.c., radiator, ceiling spotlights, corner wall mounted sink and tiled splashback.

### Second Floor

#### Bedroom 1

12'7 x 12'5 approx (3.84m x 3.78m approx)

Two UPVC Velux windows, carpeted flooring, radiator, ceiling spotlights and a door to handy storage, door to:

#### Storage/Wardrobe

6'9 x 5'9 approx (2.06m x 1.75m approx)

UPVC double glazed Velux window, carpeted flooring and light.

#### Garden Room

11'4 x 7'7 approx (3.45m x 2.31m approx)

UPVC double glazed French doors to the front, windows to either side, vinyl flooring, ceiling spotlights, fully insulated with power and internet, courtesy lighting on the outside.

### Brick Built Outhouse

#### Outside

#### Directions

Proceed out of Long Eaton along Derby Road continuing over the canal bridge and turning right at the church into College Street. Take the turning on the left into Canal Street and immediately right into William Street.

8641AMMP

#### 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 14mbps Superfast 70mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

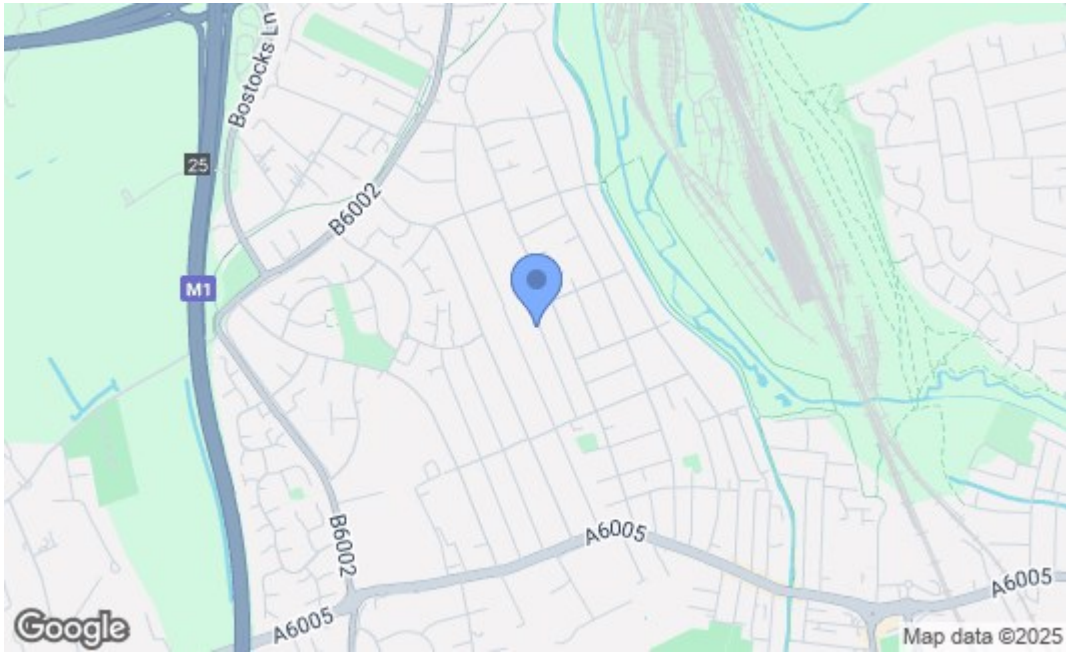
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





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

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.