



Welbeck Road,
Long Eaton, Nottingham
NG10 4GR

Price Guide £250-255,000
Freehold



A SUPERB, CONTEMPORARY AND EXTENDED TRADITIONAL SEMI DETACHED HOME ON WELBECK ROAD WITH THE ACCOMMODATION BEING FINISHED AND MAINTAINED TO A HIGH STANDARD AND THE REAR GARDEN PROVIDING SEVERAL PLACES FOR OWNERS AND FRIENDS TO SIT AND ENJOY OUTSIDE LIVING.

Robert Ellis are pleased to market this traditional yet contemporary three double bedroom extended semi detached home. The house is ready for immediate occupation by a new owner, the quality and size of the accommodation and the privacy of the rear garden is to be appreciated, we strongly 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 tastefully decorated throughout with floor coverings to both the ground and first floors and a dual aspect lounge diner. The rear garden really is a special feature with is being enclosed, spacious and south facing,

The property is constructed of brick with render to the external elevations tiled roof and the light and airy accommodation derives all the benefits of gas central heating and double glazing. In brief the accommodation includes a porch leading to a hallway with a ground floor w.c. off and doors leading to the through lounge which has a feature open fireplace and double opening double glazed French doors leading out to the private rear garden and the breakfast kitchen which is fitted with cream finished wall and base units and has wood work surfaces. From the kitchen, there is a room to the side which is a flexible space which could be a home office, bar, games room or gym. This also has a utility room off, ideal for storage. To the first floor the landing leads to the three double bedrooms and bathroom which has a white suite with a seperate corner shower as well as a bath. At the front of the house there is a drive providing off the road parking. The rear garden is a really good size and is kept private by having good quality fencing to the boundaries. Although the property provides all the accommodation a family or first time buyer might need, there is the potential to extend to the side of the property, the rear or the attic space which could provide additional accommodation if this was something a new owner wanted to carry out in the future.

The property is only a short drive away from Long Eaton town centre where there are Asda and Tesco superstores and many other retail outlets, there are excellent local schools with those for younger children being on the doorstep, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks along the picturesque Erewash Canal 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 which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

3'6 × 6'9 approx (1.07m × 2.06m approx)

UPVC double glazed door to the side, UPVC double glazed window to the front, tiled floor, ceiling light, radiator and door to:

Kitchen Diner

16'7 × 11'8 approx (5.05m × 3.56m approx)

Laminate flooring, LED ceiling spotlights and ceiling hanging lights, double radiator, door to a large understairs storage area, doors to the lounge, w.c. and family room, which could be used as a play room, office or gym. The kitchen consists of cream Shaker style wall, drawer and base units to three walls with solid wood work surfaces, cream gloss brick style splashback tiles, double oven, five ring gas hob and extractor above, integral dishwasher, space for a washing machine and large American style fridge freezer.

Lounge/Diner

11'8 × 20'2 approx (3.56m × 6.15m approx)

UPVC double glazed French doors to the rear with windows either side, UPVC double glazed window to the front, grey modern laminate flooring, ceiling light, double radiator, TV point and an attractive opening for a fireplace.

Family Room

15'9 × 8' approx (4.80m × 2.44m approx)

UPVC double glazed door to the front and windows either side, wooden flooring, double radiator, recessed ceiling spotlights, UPVC double glazed door to the rear, USB sockets and a door to:

Utility

3'10 × 9' approx (1.17m × 2.74m approx)

UPVC double glazed window to the rear, carpeted flooring, recessed ceiling spotlights and a double radiator.

Cloaks/w.c.

2'9 × 4'9 approx (0.84m × 1.45m approx)

Obscure UPVC double glazed window to the side, laminate flooring, low flush w.c., Worcester Bosch combi boiler, ceiling light and plumbing for a sink.

First Floor Landing

9'6 × 7'2 approx (2.90m × 2.18m approx)

Obscure UPVC double glazed tall window to the front, grey carpeted flooring, double radiator, ceiling light and loft access hatch.

Bedroom 1

12'3 × 11'3 approx (3.73m × 3.43m approx)

UPVC double glazed window to the rear, carpeted flooring, double radiator, coving, ceiling light and a large built-in storage cupboard.

Bedroom 2

9'5 × 11'4 approx (2.87m × 3.45m approx)

UPVC double glazed window to the rear, carpeted flooring, double radiator, coving, ceiling light and TV point.

Bedroom 3

8'7 × 10'4 approx (2.62m × 3.15m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, coving, ceiling light, built-in storage cupboards and rails.

Bathroom

Four piece white suite comprising of a panelled bath, corner shower cubicle, low flush w.c. and pedestal wash hand basin, part tiled walls, obscure UPVC double glazed window and a radiator.

Outside

The property sits back from the road behind a wall, there is a large tarmac driveway for at least three vehicles.

To the rear there is an enclosed garden with a large patio area, artificial lawn, pebbled areas to the sides, four garden sheds, ideal for storage, established plants and shrubs.

Directions

Proceed out of Long Eaton along Derby Road and take the right hand turning into College Street. Continue for some distance and as the road bends to the left take the right hand turning into Welbeck Road, following the road round where the property can be found on the right hand side.

8770AMJG

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 21mbps Ultrafast 1800mbps

Phone Signal –

Sewage – Mains supply

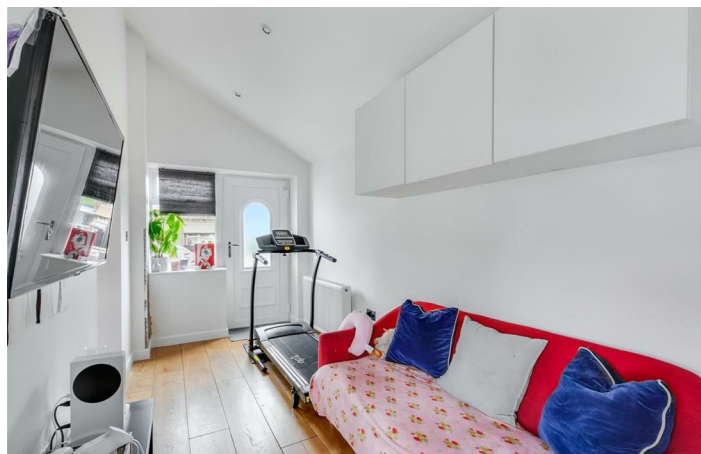
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

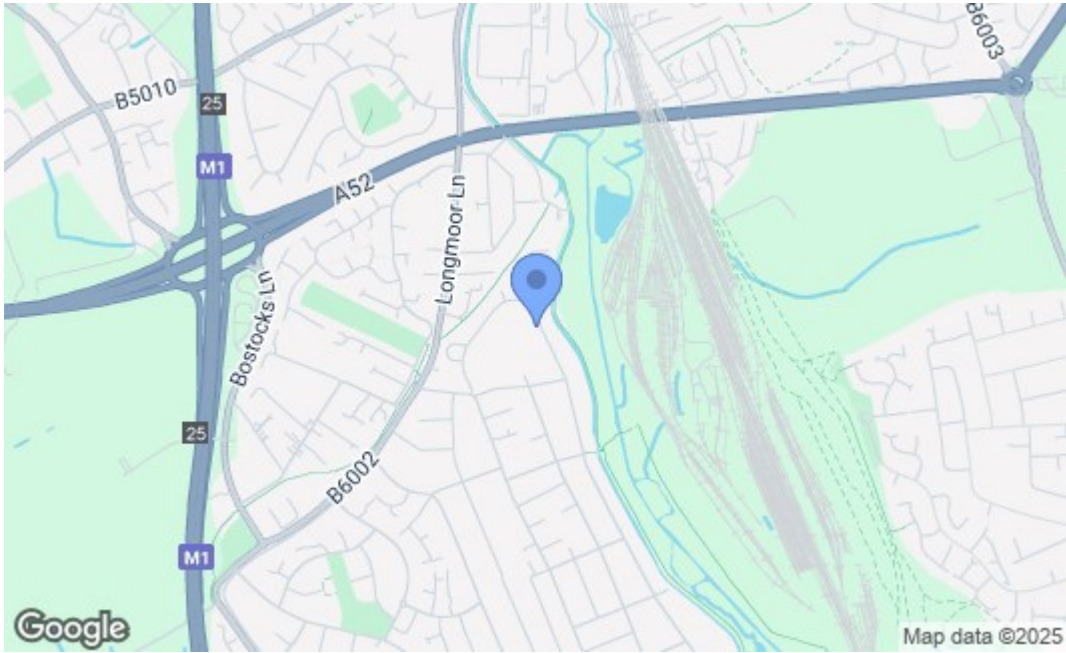
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(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.