

Robert Ellis

look no further...



Edward Road,
Long Eaton, Nottingham
NG10 1LE

O/O £249,995 Freehold

0115 946 1818



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A DECEPTIVELY SPACIOUS FOUR BEDROOM SEMI DETACHED PROPERTY SITUATED IN THE HEART OF LONG EATON.

Robert Ellis are delighted to bring to the market a property that has been well maintained by the current owners and is ready to move in to. The owners have recently re-decorated throughout, flooring has been laid to the ground floor and there is also the benefit of a fitted Wren kitchen. The property would ideally suit the first time buyer or growing family and is well placed for easy access to all the amenities and facilities provided by the town centre with permit parking provided and is a very convenient and popular place to live. An internal viewing is a must to fully appreciate the spacious accommodation on offer.

The property benefits from modern conveniences such as a hard wired smoke alarm, gas central heating and double glazing and in brief comprises of a lounge with a log burner, separate dining room, breakfast kitchen and a conservatory. To the first floor there are three bedrooms and a family shower room. The fourth bedroom is found to the second floor. The property is set back from the road and has a privately enclosed garden to the rear with two sheds and a covered seating area, perfect for summer barbeques or a hot tub.

The property is well placed for easy access to the Asda, Tesco and Aldi stores as well as many other retail outlets found in Long Eaton town centre where there are also various bars, restaurants and the well regarded Clifford Gym, there are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, excellent schools for all ages are within easy reach and transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Lounge

11'9" x 14'5" approx (3.58m x 4.39m approx)

UPVC double glazed bay window to the front, laminate floor, composite front entrance door, log burner, coving to ceiling, picture rail, TV point, internal shutters to the windows, exposed chimney breast and door to:

Dining Room

12'7" x 11'9" approx (3.84m x 3.58m approx)

UPVC double glazed rear exit door, radiator, door to understairs storage cupboard, door to the stairs with a fire exit window at the bottom and door to:

Kitchen

15'5" x 7'5" approx (4.70m x 2.26m approx)

Wall, base and drawer units with work surface over, sink with swan neck mixer tap, tiled walls and splashbacks, space for a Range cooker, appliance space, plumbing for automatic washing machine and dishwasher, space for an American style fridge freezer, space for a tumble dryer, UPVC double glazed window to the side, space for a dishwasher, gas central heating boiler and UPVC double glazed doors to:

Conservatory

8' x 7'8" approx (2.44m x 2.34m approx)

UPVC double glazed windows and patio doors to the rear, power points, TV point, wifi point and thermal polycarbonate roof.

First Floor Landing

Coving to ceiling, stairs to the second floor and doors to:

Bedroom 2

11'9" x 9'4" approx (3.58m x 2.84m approx)

Two UPVC double glazed windows to the front, laminate floor and a radiator.

Bedroom 3

10'4" x 11'9" approx (3.15m x 3.58m approx)

UPVC double glazed window to the rear, radiator and fitted Ikea wardrobes.

Bedroom 4

7'6" x 6'4" approx (2.29m x 1.93m approx)

UPVC double glazed window to the rear, radiator and laminate floor.

Shower Room

Walk-in shower cubicle with shower from the mains, low

flush w.c., wash hand basin with vanity cupboard under, tiled walls and splashbacks, UPVC double glazed window to the side, tiled floor, extractor fan and coving to the ceiling.

Second Floor

Bedroom 1

10'1" x 17'9" approx (3.07m x 5.41m approx)

UPVC double glazed window to the rear, Velux window to the front, full width dormer window to the rear, laminate floor, wifi point, radiator and storage to the eaves.

Outside

The property is set back from the road having mature shrubs and is privately enclosed with a walled boundary. There is access at the side leading to the rear garden where immediate to the property there is a patio area. The garden has been designed for low maintenance and is privately enclosed with fenced boundaries. There are two sheds with power and light and a covered area, perfect for seating, barbeques or a hot tub.

Directions

From our office turn right into right into Regent Street, first left into Lawrence Street following the road round and taking the left turning into Albert Road where Edward Road can be found as the second turning on the right hand side.
8814AMMP

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 16mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, 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



Robert Ellis
ESTATE AGENTS



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.



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		
	54	72
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		

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