



Curzon Street,  
Long Eaton, Nottingham  
NG10 4FJ

**£310,000 Freehold**

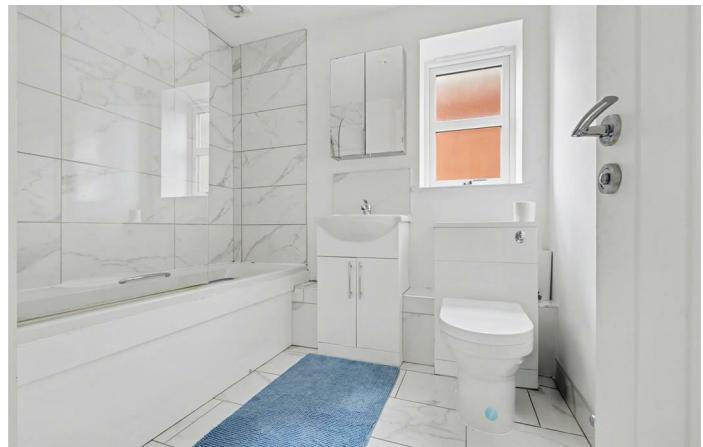


A MODERN SEMI DETACHED HOUSE WITH ACCOMMODATION OVER THREE FLOORS AND A GENEROUS SIZED REAR GARDEN.

Robert Ellis are delighted to market this lovely home, there are many benefits with this property including the convenient location, the energy efficiency, the extra large rear garden and driveway. This will certainly appeal to both upsizers and downsizers.

The entrance door opens into the hallway with stairs rising to the first floor and door leading to the living room. The living room is a useful size, has a practical under stairs storage cupboard and door leading to the cloakroom and kitchen diner. The kitchen diner is a great feature to the property with a modern fitted kitchen with integrated appliances, access to the utility room and bi folding doors opening to the rear garden. The first floor landing leads to the two bedrooms and family bathroom. The second floor has the dual aspect master bedroom with en suite. The rear garden is fantastic, has a patio seating area and is majority laid to lawn. To the front there is a driveway providing off road parking for two vehicles.

The property is within easy reach of Long Eaton town centre, and is well placed for easy access to all the amenities and facilities which include the Asda and Tesco superstores and many other retail outlets, excellent schools for all ages which are literally on the doorstep of the property, health care and sports facilities which include the West Park Leisure Centre and adjoining playing fields and excellent transport links which include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads which provide good access to Nottingham and Derby and other East Midlands towns and cities.



### Storm Porch

Open storm porch with a composite front entrance door having obscure double glazed light panels within opening into:

### Entrance Hall

Radiator, stairs to the first floor, grey wood effect laminate flooring, oak door opening up into:

### Living Room

14'0" x 10'1" approx (4.28m x 3.08m approx)

UPVC double glazed window to the front, radiator, continuation of the grey wood effect laminate flooring, understairs storage cupboard with a light and oak door to:

### Inner Lobby

Continuation of the grey wood effect laminate flooring, oak doors to the cloaks/w.c. and kitchen diner.

### Cloaks/w.c.

6'1" x 2'11" approx (1.86m x 0.9m approx)

Two piece white suite comprising of a low flush w.c., vanity wash hand basin with tiled splashback, ceiling spotlight, extractor, chrome heated towel rail and grey wood effect laminate flooring.

### Kitchen Diner

13'3" x 12'9" approx (4.04m x 3.91m approx)

Two Velux sky light windows, bi-fold doors opening to the rear, kitchen area with ceiling spotlights, Shaker style soft closing grey kitchen with a mixer of wall, base and drawer units with wood effect laminate work surface over and matching upstand, composite 1½ bowl sink and drainer with multi function chrome tap, integrated electric hob with glass splashback and stainless steel extractor over, integrated single electric oven, integrated fridge and freezer, integrated dishwasher, radiator, oak door to:

### Utility

6'5" x 5'4" approx (1.96m x 1.64m approx)

Ceiling spotlights, extractor fan, obscure UPVC double glazed window to the side, Shaker style wall and base units with wood effect laminate work surface and matching upstand, stainless steel sink and drainer with chrome mixer tap, plumbing and space for a washing machine, wall mounted central heating boiler, chrome heated towel rail, continuation of the grey wood effect laminate flooring.

### First Floor Landing

Storage cupboard and oak doors to the bedrooms and bathroom and door leading to the stairs to the second floor.

### Bedroom 2

13'4" x 10'9" approx (4.07m x 3.28m approx)

Two UPVC double glazed windows to the rear, two radiators.

### Bedroom 3

6'10" x 8'2" approx (2.1m x 2.51m approx)

UPVC double glazed window to the front, radiator.

### Bathroom

6'9" max x 7'4" approx (2.08m max x 2.25m approx)

Obscure UPVC double glazed window to the side, ceiling spotlights, extractor fan, three piece white suite comprising of a low flush w.c., vanity wash hand basin with chrome mixer tap and tiled splashback, bath with mains fed shower over, shower screen and tiled splashback, chrome heated towel rail and tiled floor.

### Second Floor

UPVC double glazed window to the front, stairs to the second floor.

### Bedroom 1

18'3" max x 10'1" approx (5.57m max x 3.09m approx)

UPVC double glazed window to the front, Velux skylight window to the rear, two radiators, access to:

### En-Suite

6'7" x 6'5" approx (2.01m x 1.97m approx)

Velux skylight window to the rear, ceiling spotlights, extractor fan, three piece suite comprising of a vanity wash hand basin with chrome mixer tap and tiled splashback, low flush w.c., fully enclosed quadrant shower cubicle with a mains fed shower over having a rainwater shower head and hand held shower, fully tiled walls.

### Outside

There is a tarmacadam driveway to the front providing off road parking for approx. two vehicles, external lighting and gated access to the rear.

The large rear garden is south-westerly facing, fully enclosed with a wooden fence to the boundaries, laid mainly to lawn with a paved patio seating area, external light, power and tap.

### Directions

Proceed out of Long Eaton along Derby Road and after the bend Curzon Street can be found as a turning on the right with the property identified by our for sale board.

9124MH

### 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 14mbps Superfast 35mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

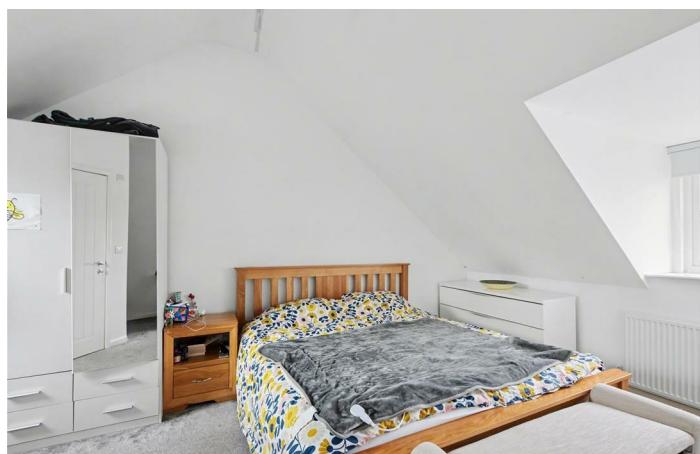
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

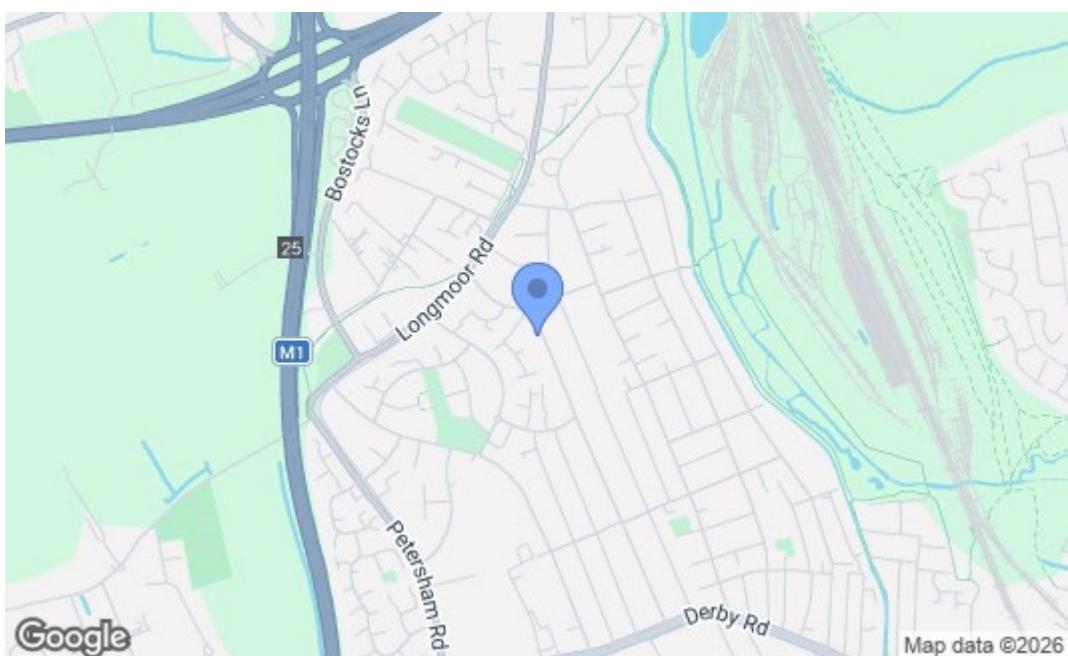
Any Legal Restrictions – No

Other Material Issues – No





Whilst every effort 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 or tenant. Robert Ellis Estate Agents do not guarantee the accuracy of any fixtures or fittings as to their operability or efficiency can be given.



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.