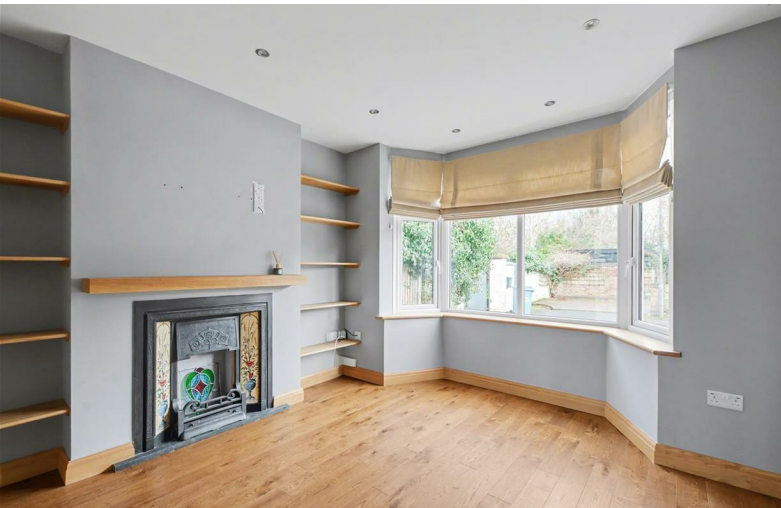


# Robert Ellis

*look no further...*



Harlaxton Drive,  
Long Eaton, Nottingham  
NG10 2ER

**£325,000 Freehold**

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/robertellisestateagent



@robertellisea

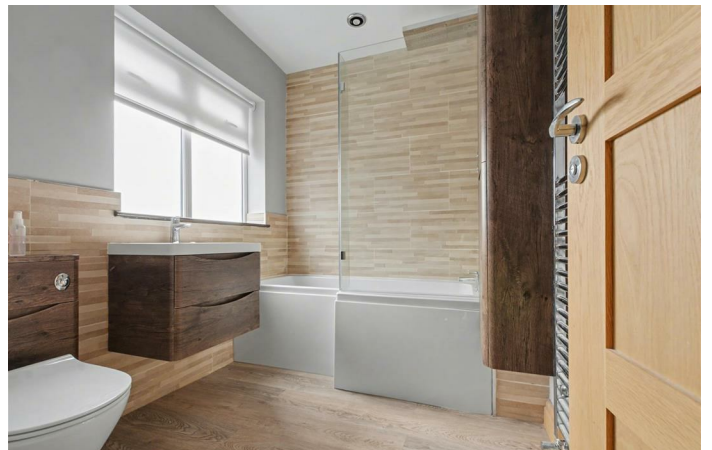




GUIDE PRICE £325,000 - £340,000 A STUNNING AND FULLY RENOVATED THREE BEDROOM DETACHED HOUSE IN A QUIET CUL-DE-SAC BEING SOLD WITH NO UPWARD CHAIN!

Tucked away at the end of a quiet cul-de-sac just off Nottingham Road, this stunning 1930s bay-fronted detached home has been completely refurbished to an exceptional standard, creating a property that is quite simply ready to move straight into. The current owners have transformed the house from top to bottom with no expense spared. The accommodation is beautifully presented throughout, retaining the charm and character of the period while blending it seamlessly with high-end contemporary finishes. The ground floor benefits from underfloor heating throughout, powered by a new boiler, and the entire property has been fully rewired and replastered, giving peace of mind as well as style. Oak finishes run throughout the house, adding warmth and quality at every turn. To the front, a block paved driveway provides off-road parking and leads to the garage, while to the rear is a private, enclosed garden, ideal for both relaxing and entertaining. Inside, the heart of the home is the brand-new fitted kitchen, complemented by a luxurious new bathroom and a separate downstairs WC, all finished to an immaculate standard. Situated in the heart of Long Eaton, close to Toton, the property is perfectly placed for local shops, amenities and excellent transport links, making it ideal for families and professionals alike. A rare opportunity to purchase a beautifully refurbished, three-bedroom detached home in such a sought-after and convenient location — early viewing is highly recommended to fully appreciate the quality on offer. Also being sold with no upward chain!

The property is only a short drive away from Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, with there also being a Tesco superstore on Swiney Way, Toton and various other retail outlets at the Chilwell Retail Parks which includes an M&S food store, TK Maxx and several coffee eateries, there are excellent schools for all ages within easy travelling distance of the house, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, walks at Toton Fields and the picturesque Attenborough Nature Reserve and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Beeston 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

5'9 x 11'5 approx (1.75m x 3.48m approx)

UPVC double glazed, double opening doors to the front with a doormat, oak engineered flooring with underfloor heating and its own control, LED recessed ceiling spotlights, stairs to the first floor with a , brand new oak balustrade, understairs storage, oak doors to:

## Lounge

10'9 x 12'9 approx (3.28m x 3.89m approx)

UPVC double glazed bay window to the front, oak engineered flooring with control, LED recessed ceiling spotlights, wall mounted TV point, original fireplace and surround which has been blocked off, oak shelves either side of the fireplace with wooden beam above the fire, USB plus sockets, quadruple opening doors into the dining room.

## Open Plan Kitchen Diner

17'7 x 12'2 approx (5.36m x 3.71m approx)

UPVC double glazed three panel bi-fold doors leading onto the rear garden, UPVC double glazed window to the rear, engineered oak flooring, LED recessed ceiling spotlights, wall mounted TV point, USB sockets, shelving either side of the fireplace, understairs storage cupboard with oak doors. The kitchen comprises of grey Shaker style wall, drawer and base units to two walls with large breakfast bar, four ring Neff electric hob and extractor above, laminate work surface with splashback, inset stainless steel sink and drainer with griddle and swan neck mixer tap, under counter integral fridge and freezer and double oven. Open to:

## Utility

12'8 x 6'2 approx (3.86m x 1.88m approx)

UPVC double glazed door to the rear with inset obscure glazed panel, engineered oak flooring, LED recessed ceiling spotlights, base and wall units with work surface over, space and plumbing for a tumble dryer and washing machine, USB plug sockets, door to the garage and oak doors to:

## Shower Room

2'7 x 6'2 approx (0.79m x 1.88m approx)

Vinyl flooring, LED recessed ceiling spotlights, low flush w.c., wall mounted sink, enclosed shower with rainwater shower head, extractor and LED mirror.

## First Floor Landing

6'5 x 6'1 approx (1.96m x 1.85m approx)

UPVC double glazed window to the side with stained glass, new carpeted flooring, ceiling light, doors to:

## Bedroom 1

10'8 x 12'4 approx (3.25m x 3.76m approx)

UPVC double glazed bay window to the front, new carpeted flooring, double radiator, ceiling light, USB plug sockets and shelving, independent heating control.

## Bedroom 2

11'5 x 10'8 approx (3.48m x 3.25m approx)

UPVC double glazed window to the rear, new carpeted flooring, double radiator, ceiling light, cupboard housing the Viessmann combi boiler, USB sockets and shelving, independent heating control.

## Bedroom 3

5'9 x 6'3 approx (1.75m x 1.91m approx)

UPVC double glazed window to the front, double radiator, new carpeted flooring, TV point, USB sockets, loft access hatch, independent heating control.

## Bathroom

5'9 x 7'7 approx (1.75m x 2.31m approx)

Two obscure UPVC double glazed windows to the side, laminate flooring, LED recessed ceiling spotlights, extractor fan, low flush w.c., wall mounted floating sink with drawers below and wall storage cupboard, chrome towel radiator, P shaped panelled bath with mixer tap, glazed protective screen and modern shower head.

## Outside

There is a block paved patio area leading onto a lawned garden, fencing to the boundaries.

## Garage

13'1 x 7'3 approx (3.99m x 2.21m approx)

Roller door to the front, light and power.

## Directions

Proceed out of Long Eaton along Nottingham Road where Harlaxton Drive can be found as a turning on the left hand side, just on the bend after Regent Carpets on the corner. 9097JG

## 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 80mbps Ultrafast 1800mbps

Phone Signal – Vodafone, Three, EE, 02

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

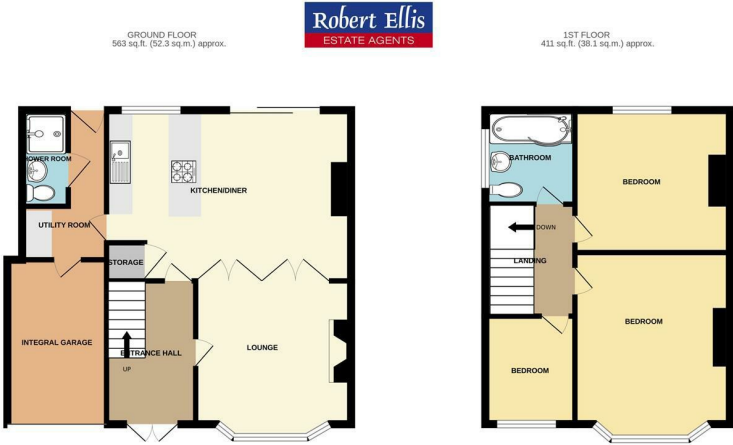
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







TOTAL FLOOR AREA: 974 sq.ft. (90.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		

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.