



Douglas Road,  
Long Eaton, Nottingham  
NG10 4BE

**£325,000 Freehold**



#### STUNNING THREE BEDROOM DETACHED HOME WITH SHOW-STOPPING EXTENDED KITCHEN DINER AND GARAGE ON DOUGLAS ROAD

Robert Ellis are delighted to bring to the market this extended and beautifully updated three bedroom family home, situated on the ever-popular Douglas Road. Offering stylish, eco-friendly living, this property has been thoughtfully improved throughout and must be viewed to be fully appreciated. The heart of the home is the stunning open plan contemporary kitchen diner, designed with modern family life in mind and finished to a high specification, creating a superb space for both everyday living and entertaining. The property has been comprehensively updated, benefitting from quality Karndean flooring and upgraded radiators, ensuring a sleek and cohesive finish throughout. To the first floor, there are two well proportioned bedrooms, the master benefitting from built sliding wardrobes. The property is presented to a high standard with gas central heating and double glazing throughout. Externally, the property benefits from a detached garage and enclosed garden space, while solar panels enhance the home's energy efficiency and running costs, particularly as they benefit from battery storage. A fantastic opportunity to acquire a stylish, move-in ready home in a sought-after location.

Entering through a composite side door, you are welcomed into a lovely, airy entrance hall finished with stylish herringbone Karndean flooring, with doors leading to the shower room, a handy storage cupboard, the lounge, and Bedroom Three which offers versatility as a separate reception room or study. To the rear, the property has been thoughtfully extended to create a stunning kitchen diner, truly the heart of the home, featuring a matching matte black fully fitted kitchen with integral appliances and a large breakfast island, alongside bifolding doors opening onto the rear garden. To the first floor, the landing provides access to two double bedrooms, with the master benefitting from sliding wardrobes. Outside, there is an enclosed rear garden with fencing and lawn, a detached garage and driveway, and a pretty front garden. The property also benefits from solar panels to the roof, helping to reduce energy costs.

The property is within a few minutes drive of Long Eaton town centre where there are Asda and Tesco superstores and many other retail outlets as well as a number of local pubs, restaurants and the well regarded Clifford Gym, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks at West Park and the nearby open countryside and the excellent 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.



### Entrance Hall

10'1 x 9' approx (3.07m x 2.74m approx)

Composite front door with inset glazed panel and obscure glazed window to the side, herringbone Karndean flooring, white gloss double column designer radiator, built-in bookshelf, ceiling light, stairs to the first floor with a runner and doors to:

### Lounge

10'4 x 16'6 approx (3.15m x 5.03m approx)

Large UPVC double glazed picture window to the front, carpeted flooring, white gloss double column designer radiator, ceiling light, coving, TV point and gas fire with attractive surround and hearth.

### Extended Kitchen Diner

14' x 17'3 approx (4.27m x 5.26m approx)

Three panel bi-fold anthracite grey doors opening to the rear garden, LED recessed ceiling spotlights, built-in blue-tooth speakers, coving, tall black column designer radiator, black brushed plug sockets and switches, range of black matt Shaker style, soft closing wall, base and drawer units to two walls with white roll edged work surface over and splashback, inset stainless steel sink with pre-wash mixer tap, four ring Zanussi induction hob with matching extractor and acrylic splashback, double oven and grill, space for a large American style fridge freezer, integral dishwasher, space for a washing machine, large matching island (2'6 x 6'7) offering seating for 4/5 people, USB plug points, drinks and wine fridge, space for bins.

### Bedroom 3/Reception

9' x 9'4 approx (2.74m x 2.84m approx)

UPVC double glazed window to the front, carpeted flooring, ceiling light, coving, white gloss double column designer radiator.

### Shower Room

5'4 x 8'6 approx (1.63m x 2.59m approx)

Obscure UPVC double glazed window to the rear, wooden flooring, ceiling light, wall mounted sink and tall chrome towel radiator, low flush w.c., large shower with rainwater shower head and hand held shower, grey gloss brick style tiled splashbacks, extractor fan and underfloor heating.

### First Floor Landing

6'8 x 5'3 approx (2.03m x 1.60m approx)

Carpeted flooring, ceiling light, white gloss double column designer radiator, airing cupboard housing the Worcester Bosch combi boiler, wardrobe space with rails and shelving, doors to:

### Bedroom 1

11'2 x 8'6 plus wardrobes approx (3.40m x 2.59m plus wardrobes approx)

UPVC double glazed window to the rear, LED recessed ceiling spotlights, carpeted flooring, sliding mirror wardrobes to one wall with vanity and drawers, USB plugs and TV point.

### Bedroom 2

10'5 x 9'5 approx (3.18m x 2.87m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, USB plugs and a storage cupboard into the eaves.

### Outside

The property sits back from the road with a long driveway to the right hand side offering parking for three vehicles, there is an established garden to the left hand side behind a wall with lawn, pebbles, hedging and shrubs.

To the rear there is a recently laid patio area behind gates leading to the garage, large lawn with sleeper beds having established shrubs and hedging to the rear boundaries. The garden is fully enclosed with fencing.

### Garage

16'3 x 9'4 approx (4.95m x 2.84m approx)

Metal up and over door, personal door and window to the side, power and lighting.

### Directions

Proceed out of Long Eaton along Derby Road and after the bend Douglas Road can be found as the fourth turning on the right hand side.

9163JG

### 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 52mbps Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

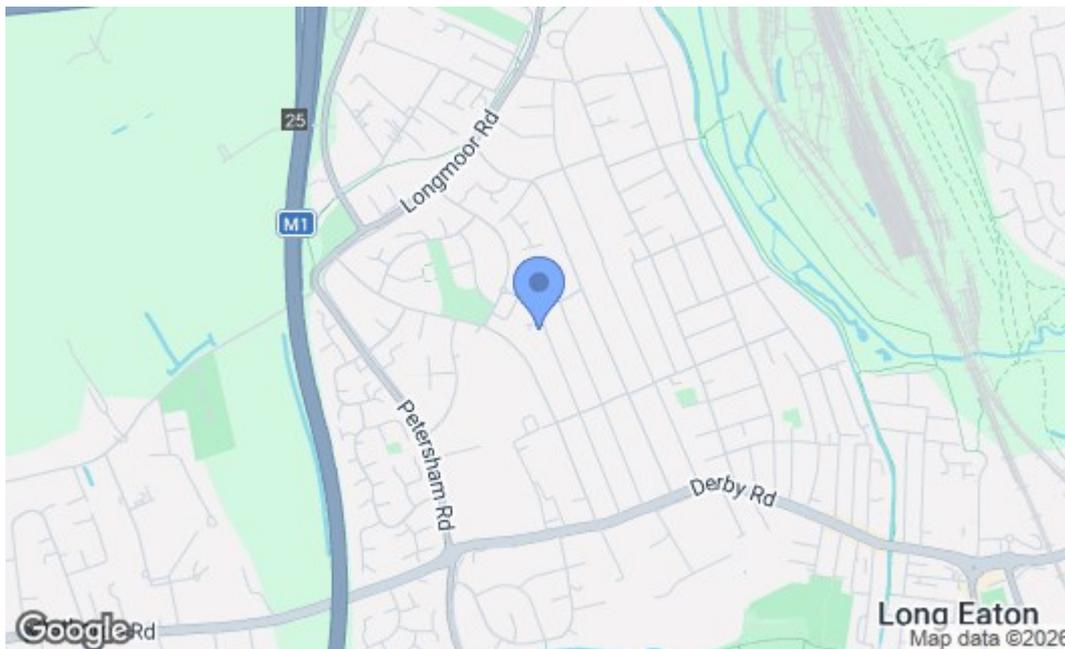
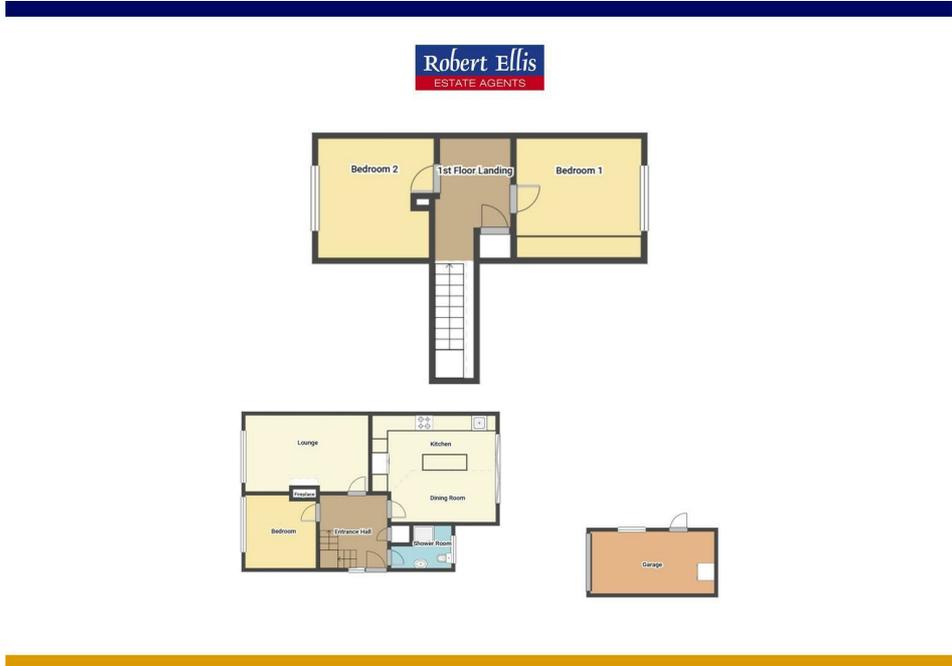
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.