



Darwin Road,
Long Eaton, Nottingham
NG10 3NW

£450,000 Freehold



A FIVE BEDROOM EXTENDED DETACHED FAMILY HOME WITH STUNNING OPEN PLAN LIVING – IN A QUIET LOCATION, IDEAL FOR FAMILIES

Situated on the ever-popular Darwin Road, this extended five bedroom detached family home offers stylish and spacious accommodation, ideal for modern family living. The property has been thoughtfully extended to create a superb open plan living, kitchen and dining space to the rear, forming the heart of the home and perfect for both everyday life and entertaining. In addition, there is a separate bay-fronted reception room to the front, a downstairs WC, utility room and ample storage, along with an integral garage. To the first floor, the landing leads to five well proportioned bedrooms, including a principal bedroom with en-suite, and a modern family bathroom. Positioned within easy reach of well regarded schools, Long Eaton train station and local amenities, the property combines convenience with a peaceful residential setting. An ideal home for families seeking space, style and a prime location.

This Robert Ellis property is entered through a composite front door, leading into a welcoming entrance hall with stairs rising to the first floor and a striking black glass Crittall-style door opening into the lounge. Throughout much of the ground floor, engineered herringbone flooring adds a stylish and cohesive touch. A further door leads into the impressive open-plan extended kitchen, living, and dining space, creating an ideal hub for family life, with doors opening out to the garden. From here, a lobby provides access to a downstairs WC, utility room, and a door into the integral garage. To the first floor, there are doors leading to five well-proportioned bedrooms, with the master bedroom benefiting from an en-suite, alongside a modern family bathroom. Outside, the property offers a driveway providing off-road parking for two vehicles, and to the rear, an enclosed garden featuring a patio area and lawn, perfect for outdoor entertaining and relaxation.

The property is only a few minutes drive away from the centre of Long Eaton where there are the Asda, Tesco, Lidl and Aldi stores along with many other retail outlets, there are schools for all ages, healthcare and sports facilities and the excellent transport links include junctions 24 and 25 of the M1, Long Eaton Station which is only a few minutes walking distance away, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby.



Entrance Hall

6'4" x 7'6" approx (1.95m x 2.3m approx)

Composite front door, engineered herringbone flooring throughout the majority of the ground floor, obscure window to the side, ceiling light, double radiator, stairs with a runner to the first floor, black crittall glass door into:

Lounge

12'4" x 16'4" approx (3.76m x 5m approx)

UPVC double glazed box bay window to the front with window seat, oak windowsill, engineered herringbone flooring, ceiling light, tall black modern radiator, TV point, coving, black crittall glass door into the dining room.

Lobby

9'6" x 3'7" approx (2.9m x 1.1m approx)

Black crittall glass door opening from the kitchen/diner, grey tiled flooring, ceiling light, chrome towel radiator, coving, doors to cloaks/w.c., utility, storage cupboard and garage.

Cloaks/w.c.

Obscure UPVC double glazed window to the side, grey tiled flooring, double radiator, ceiling light, half tiled walls, vanity unit housing the low flush w.c. and wash hand basin with mixer tap and having a shelf and storage cupboard below.

Utility

6'10" x 7'2" approx (2.1m x 2.2m approx)

Obscure UPVC double glazed window to the side, grey tiled flooring, ceiling light, double radiator, coving, fitted base units with roll edged laminate work surface over, inset stainless steel sink and pre-was mixer tap, tiled splashback, space and plumbing for a washing machine and tumble dryer, Baxi wall mounted boiler.

Open Plan Living/Dining Kitchen

Comprising of the kitchen, dining area and garden room.

Kitchen

11'9" x 14'5" approx (3.6m x 4.4m approx)

The extended kitchen area has four Velux windows over the kitchen and garden room, tiled flooring, LED recessed ceiling spotlights, blue contemporary Shaker style wall, drawer and base units to three walls with granite work surface and splashback, under counter lighting, inset 1 1/2 bowl sink with pre-wash swan neck mixer tap, four ring induction hob and extractor above, double oven, integral fridge and freezer, integral dishwasher, large breakfast bar providing seating for three.

Dining Area

11'9" x 8'2" approx (3.6m x 2.5m approx)

Herringbone engineered oak flooring, two tall black radiators, ceiling spotlights, understairs storage and obscure window to the side.

Garden Room

15'8" x 11'5" approx (4.8m x 3.5m approx)

UPVC double glazed French doors opening onto the rear garden with tall black contemporary radiator, suspended lighting, coving.

Sitting Room

8'2" x 11'9" approx (2.5m x 3.6m approx)

Herringbone engineered oak flooring, access to the understairs storage cupboard and door to the lobby.

First Floor Landing

12'9" x 13'9" approx (3.9m x 4.2m approx)

Carpeted flooring, black painted balustrade, ceiling light, access to the loft via two loft hatches, one in the extension and one in the original part, doors to:

Bedroom 1

15'5" x 10'9" approx (4.7m x 3.3m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light and coving.

Bedroom 2

8'10" x 13'9" approx (2.7m x 4.2m approx)

UPVC double glazed window to the front, radiator, carpeted flooring, ceiling light, over bed storage cupboards and wardrobes, radiator and door to:

En-Suite

8'10" x 3'3" approx (2.7m x 1m approx)

Obscure UPVC double glazed window to the side, grey contemporary tiled floor, low flush w.c., chrome towel radiator, ceiling light, extractor, sink with vanity cupboard under, enclosed shower with mains fed rainwater shower head and hand held shower.

Bedroom 3

10'5" x 8'10" approx (3.2m x 2.7m approx)

UPVC double glazed window to the rear, radiator, laminate flooring, coving and ceiling light.

Bedroom 4

11'9" x 10'9" approx (3.6m x 3.3m approx)

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

Bedroom 5

8'10" x 8'6" approx (2.7m x 2.6m approx)

UPVC double glazed window to the front, radiator, laminate flooring, ceiling light and TV point.

Bathroom

7'2" x 6'6" approx (2.2m x 2m approx)

Obscure UPVC double glazed window to the rear, tiled walls, low flush w.c., wash hand basin with vanity cupboard below, panelled bath with modern mixer tap, shower above and glass screen, vinyl flooring, double radiator, ceiling spotlights and extractor.

Outside

To the front of the property there is a block paved and gravelled driveway for at least two vehicles, partially hidden behind a hedge for privacy, there is a gate to the left hand side leading to the rear garden.

To the rear there is a sandstone patio area leading onto the lawn, the garden is fully enclosed with courtesy lighting, lawn and pebbled path lading to the rear, garden shed, established shrubs, plants and trees, water butt and attractive pergola.

Garage

15'8" x 10'9" approx (4.8m x 3.3m approx)

Metal front opening door, two ceiling lights, power, fuse box, base units with work surface over, coving, spaces for an under counter fridge and freezer.

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right onto Wiltshorpe Road. Take the right hand turning onto Ruskin Avenue and first left into Darwin Road.
9389JG

Council Tax

Erewash Borough Council Band E

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

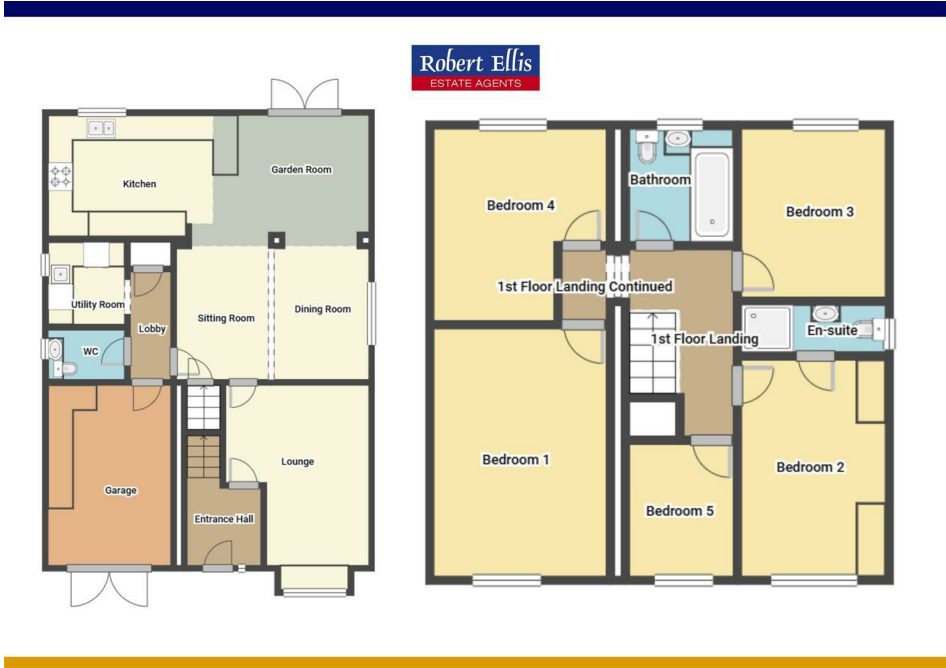
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(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.