



Derby Road,  
Long Eaton, Nottingham  
NG10 4AX

**O/O £825,000 Freehold**



THIS IS A STUNNING DOUBLE FRONTED DETACHED EDWARDIAN RESIDENCE WITH HIGHLY APPOINTED ACCOMMODATION ARRANGED ON THREE LEVELS WHICH INCLUDES THREE RECEPTION ROOMS, A NEWLY FITTED DINING/LIVING KITCHEN AND SIX DOUBLE BEDROOMS - THIS REALLY IS THE ULTIMATE FAMILY HOME WHICH IS POSITIONED ACROSS THE ROAD FROM TRENT COLLEGE AND IS ALSO CLOSE TO EXCELLENT TRANSPORT LINKS.

Robert Ellis are pleased to be instructed to market this Edwardian detached residence which is impressive from the front, but even more impressive when you take an internal inspection to see the spacious and tastefully finished accommodation which is arranged on three floors. In recent years the property has been extended at the rear and this has created a fantastic dining/living kitchen which has two sets of bi-folding doors leading out to the patio and garden at the rear. There is a private drive off Douglas Road which leads to a Presscrete parking area and a detached brick built garage block which could store up to three vehicles and therefore helps to make this an ideal home for a car or motorbike enthusiast or could be used as an ideal storage facility or a place to run a business from home. The property still retains many of its original features such as Minton tiled flooring in the reception hall, there are original pine doors leading to all the rooms on the ground and first floor levels, cornices, picture rails and exposed pine flooring in several rooms. Most of the windows have been replaced throughout this beautiful home with UPVC sash style windows so they are in keeping with the original windows when the property was built at the beginning of the last century and at the front the main reception rooms and bedrooms have fitted shutters which will remain at the property when it is sold. We cannot recommend enough the need for people in search of a period property in the West Nottingham area to have a full inspection of this lovely home so they can see the internal space provided and garaging at the bottom of the garden for themselves.

The property stands behind a stone wall on Derby Road and is entered through the original front door which leads into an impressive main reception hall which has Minton tiled flooring and stairs with a feature balustrade and wood paneling to the side leading to the first floor and the original pine doors leading to the three reception rooms, ground floor w.c. and beneath the stairs there is a pine door taking you to a most useful basement. At the end of the main hall there is an inner hallway and a door leading to the superb living/dining kitchen which has been recently re-fitted with high quality Shaker style units and granite work surfaces and includes several integrated appliances which will all remain when the property is sold. This room really is a focal point of the property and we are sure it is the style of living space many people are looking for with its bi-folding doors leading out to the private rear garden and there is a large utility/laundry room off the reception hall which also provides excellent ground floor storage space. The first floor landing is also spacious and has large windows to the front which are Southerly facing and therefore provide a lot of natural light into this part of the property, two possible main bedrooms from the four bedrooms on the first floor with the largest room being at the rear and this is adjacent to the main bathroom, but could easily have an en-suite bathroom facility created with a small extension at the rear of the property and then there is a second possible main bedroom which has a full bathroom en-suite with a roll top bath and separate walk-in shower. There are two further double bedrooms to the first floor and a walk-in airing/storage cupboard which houses the main gas central heating boiler and hot water storage tank. From the first floor landing there is a second flight of stairs taking you to the second floor where the landing leads to two further double bedrooms, both of which have vaulted ceilings and there is a full bathroom which has a separate shower as well as a bath. The second floor space provides an ideal bedroom and a living area for older children who might want to have a certain amount of independent living while still being at the family home. Outside there is a stone walled garden at the front and a path running down the right hand side through a gate to the rear garden. At the rear of the property there is a patio extending across the rear of the house and this includes a base for a hot tub and from the patio there is a recently laid astroturf lawn and a path which takes you to the bottom of the garden where the garage building is positioned.

Being located on Derby Road the property is very close to Trent College and The Elms independent schools and to other well known state schools for all ages of children, Asda and Tesco superstores and many other retail outlets are found in Long Eaton town centre, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks at West Park and in the nearby countryside and transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



#### Porch

Open porch with original Minton tiled flooring, a tiled sloping roof with an outside light and the original front door with two inset ornate glazed panels and matching side panels to either side and above.

#### Reception Hall

21' x 10' approx (6.40m x 3.05m approx)

The impressive reception hall has the original feature balustrade with wooden spindles and paneling to the side leading to the first floor and there is a door under the stairs leading to the basement, original Minton tiled floor, original pine doors leading to all the rooms off the hallway, cornice to the wall and ceiling, picture rail to the walls, feature radiator, archway leading to the inner hallway where there is a further pine door leading to the re-fitted living/dining kitchen.

#### Cloaks/w.c.

8' x 5' approx (2.44m x 1.52m approx)

Spacious ground floor w.c. which was probably the original butlers pantry for the house and has an opaque double glazed sash style window to the side, low flush w.c., pedestal wash hand basin with a tiled splashback, feature radiator and original fitted cupboards and drawers to one wall.

#### Lounge

18' into bay x 14' approx (5.49m into bay x 4.27m approx)

This large main reception room has double glazed sash style UPVC windows with fitted shutters to the front with two feature original stained glass leaded circular windows to the side, original open fireplace with Adam style surround with a cast iron and tiled inset and hearth, original feature ornamental plaster to the ceiling, cornice to the wall and ceiling and plate rail to the walls and pine flooring.

#### Sitting Room

14' x 12' plus bay approx (4.27m x 3.66m plus bay approx)

This lovely additional sitting room has a double glazed bay window to the front with sash style opening windows and fitted shutters and a further double glazed sash style window to the side, again with a fitted shutter, feature radiator, wooden flooring and cornice to the wall and ceiling.

#### Dining Room

14' plus bay x 14' approx (4.27m plus bay x 4.27m approx)

This large reception room has double opening French style doors with inset glazed panels set in a glazed bay window to the side, double glazed sash style window to the rear; feature original fireplace, cast iron inset set in an original wooden Adam surround with a shelf and mirror inset panel, cornice to the wall and ceiling, picture rail to the walls, feature radiator and wooden flooring.

#### Living/Dining Kitchen

26' x 21' approx (7.92m x 6.40m approx)

The kitchen has been en-fitted over the past 12 months and has high quality Shaker style fitted cupboards and drawers and granite work surfaces and includes a 1½ bowl sink with a mixer tap set in a granite work surface with extensive ranges of cupboards including a recycling pull out bin cupboard, integrated dishwasher and drawers below, two ovens with cupboards above and below, five ring gas hob set in a large granite central island which provides an eating area to one side and again has extensive ranges of cupboards and drawers to one side and cupboards to the other side and above the central island there is an extractor fan unit set in a feature ceiling with lighting and there is further LED lighting to the bottom of the units, matching eye level wall cupboards which incorporate a Neff microwave oven having lighting below, recess with cupboard over for a large fridge/freezer, two sets of bi-folding doors leading out to the rear garden with two double glazed sash style windows to the side, wooden Herringbone flooring, fitted shelves with a central feature brick wall and downlighting to the sitting area within this room, two feature radiators and a further vertical radiator, wall mounting and wiring for a wall mounted TV, two Velux windows to the ceiling over the dining/sitting area and recessed lighting to the ceiling.

#### Utility/Laundry Room

12' x 11' approx (3.66m x 3.35m approx)

This is a most useful additional room which is fitted with a wooden work surface incorporating a Belfast sink with mixer tap and having hand made cupboards, drawers and space for both an automatic washing machine and tumble drier below, matching eye level wall cupboards, wooden flooring, cloaks hanging, radiator and X-pelair fan.

#### Basement

This useful storage area is accessed from the reception hall.

#### First Floor Landing

21' x 10' approx (6.40m x 3.05m approx)

The feature balustrade continues from the stairs onto the landing and there is a second flight of stairs with the same balustrade taking you to the second floor, two UPVC double glazed sash style windows to the front, cornice to the wall and ceiling, picture rail to the walls, feature radiator and original pine doors leading to all the rooms off the landing.

#### Walk-in Airing/Storage Cupboard

This large walk-in cupboard houses a Worcester Bosch wall mounted boiler and a large Worcester hot water storage tank, shelving and there is an opaque double glazed window.

#### Bedroom 1

21' x 13'10 approx (6.40m x 4.22m approx)

The large main bedroom has two UPVC double glazed sash style windows to the rear with two further UPVC sash style windows to the sides, pine flooring, feature radiator and bracket and wiring for a wall mounted TV.

#### Bedroom 2

size (size)

Double glazed box bay window to the front with sash style windows and fitted shutters, cornice to the wall and ceiling, pine flooring, feature radiator, bracket and wiring for a wall mounted TV, range of three double fitted wardrobes to one wall, cornice to the wall and ceiling and pine door to:



#### En-Suite

11' x 8' approx (3.35m x 2.44m approx)

The large en-suite shower room to the second bedroom has a roll top bath with mixer taps and a hand held shower, a large separate corner shower with a mains flow shower system with tiling to two walls and sliding door and protective screens, low flush w.c., pedestal wash hand basin, feature original cast iron fireplace with a tiled inset, laminate flooring, cornice to the wall and ceiling, recessed lights to the ceiling, chrome ladder heated towel radiator, built-in shelved vanity cupboard and opaque double glazed window.

#### Bedroom 3

14' x 12' plus bay approx (4.27m x 3.66m plus bay approx)

Double glazed bay to the front with sash style windows and fitted shutters and a further double glazed sash style window to the side, again with fitted shutters, cornice to the wall and ceiling, picture rail to the walls, pine flooring, feature vertical radiator and internal door to:

#### Bedroom 4

14' x 14' approx (4.27m x 4.27m approx)

Double glazed sash style window to the rear with two further double glazed sash style windows to the side, pine flooring, feature radiator, cornice to the wall and ceiling and internal door to bedroom 3.

#### Bathroom

The main bathroom has a white suite which includes a P shaped bath with a mixer tap and a mains flow rainwater shower head over with a curved protective screen, low flush w.c. and pedestal wash hand basin with mixer tap and tiled splashback, feature radiator with chrome heated towel rail, tiling to three walls and an opaque double glazed sash style window.

#### Second Floor Landing

Two double glazed windows to the rear and access to roof storage space and wood panelled doors to:

#### Bedroom 5

18' x 8' plus recess for wardrobes approx (5.49m x 2.44m plus recess for wardrobes approx)

Double glazed window to the front and a Velux window to the rear set in a sloping ceiling, TV aerial and power point for a wall mounted TV, wooden flooring, recess for a wardrobe/storage cupboard and a radiator.

#### Bedroom 6

23' overall x 14' max approx (7.01m overall x 4.27m max approx)

This large bedroom is divided into two areas with sleeping and sitting/study areas. The room has two double glazed sash style windows to the side with a safety balustrade and a Velux window to the ceiling, TV aerial point and power point for a wall mounted TV, wooden flooring, radiator and there is a recess for additional seating or storage.

#### Bathroom

The bathroom on the second floor has a white suite including a roll top bath with a mixer tap and hand held shower, low flush w.c., pedestal wash hand basin with mixer tap and mirror with light above on the wall by the sink position, separate walk-in shower with tiling to three walls with a mains flow shower system and a folding protective door, tiling to the walls by the bath, w.c. and sink areas, tiled flooring, Velux window to the sloping ceiling and a chrome heated ladder towel radiator.

#### Outside

At the front of the property there is a walled garden area with double opening wooden gates to the pavement and paths leading to the front door and via the right hand side of the property through a wrought iron gate to the rear garden. The rear garden has been landscaped by the current owners and there is a large slabbed patio extending across the rear of the house and this leads onto a further patio which could be used as a hot tub base with there being a power supply to this area. From the patio there is a large astro turf lawn which has been recently laid with a brick edged border to the right hand side and there is a path to the left with a pebbled border to the side which takes you to the garage at the bottom of the garden. The astro turf lawn has been laid to help keep maintenance to a minimum and provides an all year round play area for young families. The garden is kept private by having walls with fencing above to both side boundaries, there are outside power points, lighting and water supply provided. Next to the garage there is a raised brick bed and the outside lighting extends down the left hand boundary wall by the path which provides lighting when you walk to the garage.

#### Triple Garage

32'10 x 10' approx (10.01m x 3.05m approx)

There is a substantial triple garage building positioned at the bottom of the garden and this is constructed of brick under a pitched tiled roof with the ceiling in the garage having been boarded. The garage has two up and over doors to the front and the third garage door could easily be fitted if this was preferred by a new owner. The garage has power and lighting with a 32v supply, opaque double glazed window to the front and there is a personal side entrance door. The garage has a Presscrete car standing area at the front and there is a drive which leads down to a gate that takes you to Douglas Road. The large garage building is an excellent additional facility for the property which is ideal for a car or motorbike enthusiast or for someone running a business from home.

#### Directions

Proceed out of Long Eaton along Derby Road and after passing the bend the property can be found on the right.  
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#### Agents Notes

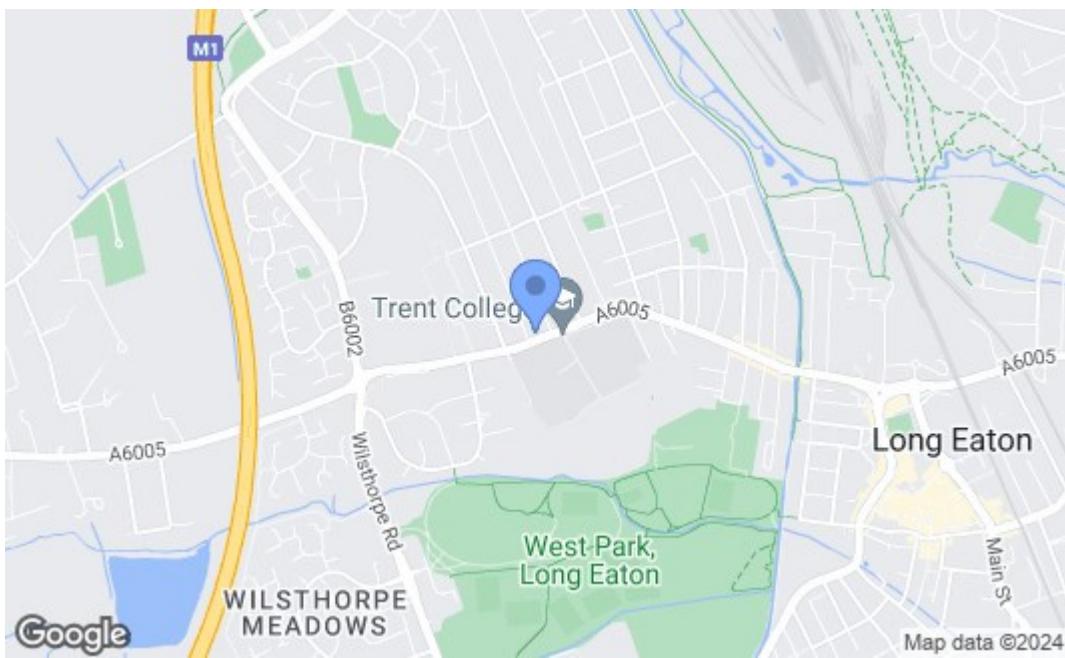
We believe a new owner could create a driveway on the right hand side at the front of the property to enable parking at the side of the house. This would be subject to having a dropped kerb and obtaining the necessary permissions for creating parking at the front.

The driveway at the moment is off Douglas Road and this leads to the triple garage which is positioned at the rear of the property.





TOTAL FLOOR AREA: 959.6 sq ft (89.2 sq m) approx.  
Whilst every precaution has been made to ensure the accuracy of the floorplans 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 in such by any prospective purchaser. The dimensions shown are not exact and have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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