



York Road,  
Long Eaton, Nottingham  
NG10 4NJ

**£415,000 Freehold**



A REFURBISHED AND TASTEFULLY UPGRADED, DOUBLE FRONTED DETACHED HOUSE PROVIDING SPACIOUS OPEN PLAN LIVING ACCOMMODATION AND THREE GOOD SIZE BEDROOMS.

Being situated on this established road on the outskirts of Long Eaton, this double fronted detached Victorian property provides a lovely home which we are sure will suit people looking for a period property in the West Nottingham area. The property has been tastefully upgraded and refurbished by the current owners who have also extended it to the rear to create a large open plan living/dining kitchen, from which there are bi-folding doors leading out to the garden. For the size and quality of the accommodation to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from the road with a low level wall with railings at the front and to the left there is a driveway which leads through double wooden gates to the rear. The property benefits from having a new gas central heating system and with fitted shutters to all the main windows includes a reception hall which has Karndean flooring that extends through into the exclusively fitted dining/living kitchen which has a dining area at the front and a sitting area with bi-folding doors leading out to the rear garden, there is a separate lounge with a feature original style fireplace, panelling to the walls and a bay window to the front, there is a most useful ground floor w.c./utility room positioned off the hall and to the first floor the landing has a feature stained glass leaded window to the front, three good size bedrooms, two of which have ranges of built-in wardrobes and there is the luxurious re-fitted bathroom which has a white suite with a mains flow shower over the bath. Outside there is the walled area at the front of the house, the drive to the left and at the rear the landscaped garden which has a newly laid lawn, a pebbled seating area and is kept private by having walls and fencing to the boundaries.

The property is well placed for all the shopping facilities provided in the centre of Long Eaton which includes Asda, Tesco and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, there are excellent schools for all ages within walking distance of the property and the 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.



Original front door with stained glass leaded inset panels leading to:

#### Reception Hall

Stairs with feature balustrade and newly laid carpet leading to the first floor, Karndeian style flooring which extends across the hall, living/dining kitchen and into the utility room/ground floor w.c., radiator, panelling to the lower parts of the wall and stairs to the first floor, recessed lighting to the ceiling, pine doors leading to the rooms off the hall, storage cupboard with the electric meter and consumer unit under the stairs which also has Karndeian flooring and cloaks hanging and there is a recess in the hall which has a fitted unit with cupboards and shelving below.

#### Ground Floor w.c./Utility Room

6' x 4' approx (1.83m x 1.22m approx)

The ground floor w.c. has a sink with a mixer tap set in a work surface with cupboard under and a housing to the right hand side for an automatic washing machine and tumble dryer with a cupboard over, low flush w.c., feature radiator with a towel rail over, opaque double glazed window, panelling to the walls behind the w.c., Karndeian style flooring and recessed lighting to the ceiling.

#### Lounge/Sitting Room

13' plus bay x 12'11' approx (3.96m plus bay x 3.94m approx)

Double glazed bay window to the front and a double glazed window to the rear, both having fitted shutters, Adam style fireplace with a gas fire having a cast iron and tiled inset and tiled hearth, panelling to the walls, cornice to the wall and ceiling and a central light rose, feature radiator and two wall lights.

#### Living/Dining Kitchen

29' to 11'10" x 21' to 11' approx (8.84m to 3.61m x 6.40m to 3.35m approx)

This large open plan living space has an exclusively fitted kitchen area which has mushroom coloured wall and base units and includes a wide sink with a mixer tap set in a central island with an integrated dishwasher, cupboards, drawers and a bin drawer below and there is a seating area to one side of this central island, induction hob set in a second work surface with cupboards, drawers and space for a wine cooler below, matching eye level wall cupboards with lighting under and an air extractor set within a cupboard over the cooking area, mirrored rustic back plate to the walls by the cooking area, upright shelved cupboard which has a power point to house a microwave oven, double oven with cupboards above and below and an integrated upright fridge/freezer.

In the dining area at the front of this large open plan living space there is an original feature Adam style fireplace with a cast iron and tiled inset with a tiled hearth, feature radiator, double glazed window with fitted shutters to the front, Karndeian style flooring which extends across the whole of the open plan living space, cornice to the wall and ceiling and a central light rose, recessed lighting to the ceiling and there are lights over the central island in the kitchen area.

In the sitting area there are bi-folding doors leading out to the private Southerly facing rear garden, a feature vertical radiator, a media wall with a recess and cabling for a wall mounted TV and also for a sound bar, Karndeian style flooring, recessed lighting to the ceiling and there is a cat flap leading out to the rear from the kitchen part of the room.

#### First Floor Landing

The feature balustrade and new carpeting continues from the stairs onto the landing, original stained glass leaded window to the front with a double glazed sash style window to the side, panelling to the lower sections of the walls, feature radiator and pine doors leading to:

#### Bedroom 1

13' x 13' including wardrobes approx (3.96m x 3.96m including wardrobes approx)

Double glazed windows with fitted shutters to the front and rear, two double built-in wardrobes either side of the chimney breast, one with a central mirrored panel, panelling with two bedside wall lights to the main wall, feature radiator, cornice to the wall and ceiling and a central light rose.

#### Bedroom 2

13' x 11' including wardrobes approx (3.96m x 3.35m including wardrobes approx)

Having a double glazed window with fitted shutters to the front, cornice to the wall and ceiling and a central light rose, laminate flooring, feature radiator and two double built-in wardrobes, one with a central mirrored panel.

#### Bedroom 3

11' x 9' to 6' approx (3.35m x 2.74m to 1.83m approx)

Having a double glazed window with fitted shutters to the rear, feature radiator, laminate flooring and a newly installed Baxi boiler housed in the airing/storage cupboard.

#### Bathroom

The bathroom has been re-fitted and has a Victorian style suite in keeping with the character of the property which includes a claw foot bath with a mains flow shower having a rainwater shower head and hand held shower, tiling to two walls and a glazed protective screen, a low flush w.c. and a hand basin, wood panelling to the lower parts of the walls, tiled flooring and an opaque double glazed window with a fitted blind, a wall mounted cabinet and a feature radiator with towel rails.

#### Outside

At the front of the property there is a block paved path leading through a gate from the pavement to the front door and there are pebbled areas to either side of the path with walls with railings along the front boundary. To the left hand side of the property there is a drive with a border to the left hand side and there are double gates leading through to hard standing at the side of the house. There is an outside light by the front door.

The rear garden has been recently landscaped and there is a pebbled seating area with a path running along the rear of the property and a lawn with a raised bed to the rear. To the side of the property there is a concrete hard standing area where there is currently a shed positioned and this has a rockery bed to one side. There are walls to the side boundaries and a quality fence to the rear boundary, an outside light, external power points and an outside tap is provided.

#### Directions

Proceed out of Long Eaton along Derby Road and turn left into Wellington Street and York Road can be found as a turning on the right hand side with the property on the left.

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#### Agents Notes

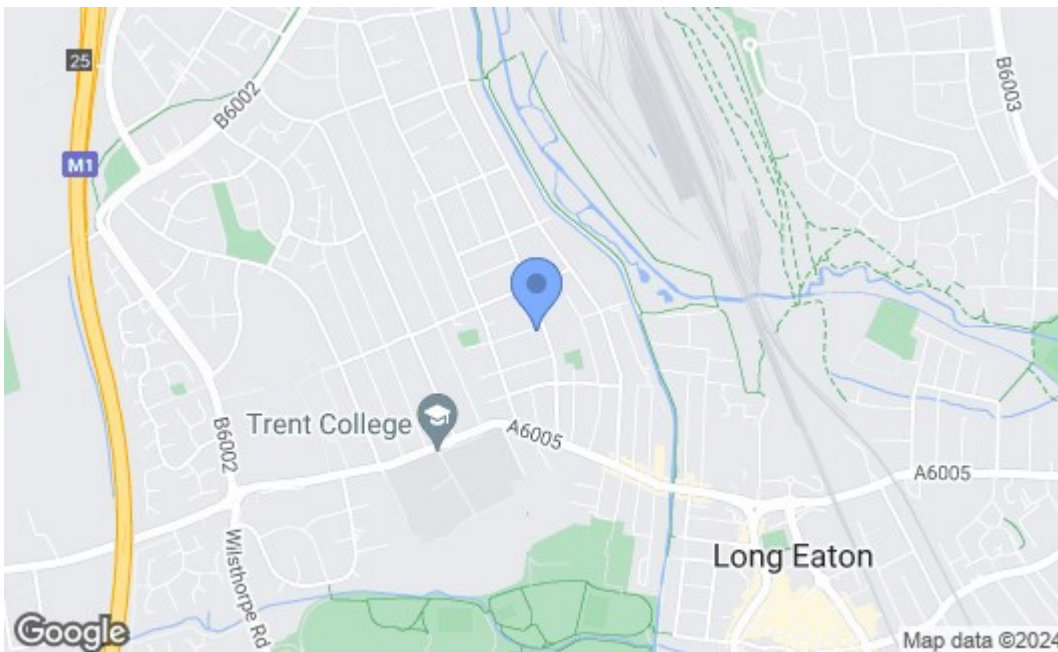
A new boiler has been fitted and other improvement works have been carried out since the EPC was carried out

#### Council Tax

Erewash Borough Council Band D



Robert Ellis  
ESTATE AGENTS



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		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.