



Derby Road,  
Long Eaton, Nottingham  
NG10 4LQ

**£485,000 Freehold**



THIS IS A VERY LARGE FIVE DOUBLE BEDROOM SEMI DETACHED HOME POSITIONED ON A GOOD SIZE PLOT WITH GARDENS TO THE SIDE AND REAR.

Being situated on this corner plot just off Derby Road, close to the heart of Long Eaton, this substantial Victorian semi detached property offers spacious accommodation arranged on three levels. For the size of the property and gardens 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 also benefits from having two high quality log burning stoves in two of the reception rooms which people will see when they view the house. The property is only a few minutes away from Long Eaton town centre and to the excellent facilities and amenities provided by the area, all of which have helped to make this a very popular and convenient place to live.

The property stands back from Derby Road and is constructed of brick to the external elevations under a pitched tiled roof and the spacious accommodation derives the benefits from having gas central heating, double glazing and the two log burning stoves. In brief the house includes an open porch, a spacious open plan reception hall, the lounge/sitting room has a Chesney log burning stove and fireplace, an open plan dining room which has a Stovax log burning stove set in a split mosaic tiled chimney breast, the kitchen is fitted with wall and base units and has quartz work surfaces, there is a rear boot room/hallway and off this a ground floor w.c./shower room. To the first floor the landing leads to three double bedrooms, the main bedroom having a walk-in wardrobe and a recently installed bathroom en-suite which has a mains flow shower over the bath and there is the family bathroom. To the second floor there are two further double bedrooms and off one of these rooms there is a large room which has in the past been used as an office/study, but could become an en-suite for the adjoining bedroom if preferred. There is also access from this spare room to a large loft space which provides an excellent storage facility. Outside there is the stoned car parking area at the front and a large private lawned garden to the side and rear with there being a wooden shed, boiler house, summerhouse, a man cave/bar and a large covered decked area towards the bottom of the garden.

The property is within easy reach of the town centre where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields, easy access to schools including Trent College and the Wilsthorpe Academy and the excellent transport links including J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Open porch with an arched entrance having a light and power point leading through the original front door which has two inset glazed panels and a panel above to:

## Reception Hall

Tiled flooring which extends across the dining area and into the kitchen, stairs with hand rail leading to the first floor, cornice to the wall and ceiling, dado rail to the walls, double glazed window to the side, stairs leading to the basement and a pine door leading to:

## Lounge/Sitting Room

16'6" x 13'5" approx (5.03m x 4.09m approx)

Having a double glazed bay window to the front, a Chesney high quality log burning stove set in the chimney breast with a Chesney Adam surround and hearth, cornice to the wall and ceiling, picture rail to the walls, feature cast iron radiator, laminate flooring and power points for a wall mounted TV on the chimney breast.

## Dining Room

13'5" x 13'7" approx (4.09m x 4.14m approx)

The dining room is open plan to the main reception hallway and has double glazed windows to the side and rear, a Stovax log burning fire set in a feature split face mosaic tiled chimney breast, tiled flooring, cornice to the wall and ceiling and radiator in a housing.

## Kitchen

18'4" x 10'11" approx (5.59m x 3.33m approx)

The kitchen is fitted with white matt finished units and quartz work surfaces and includes a sink with a mixer tap set in an L shaped quartz work surface with cupboards and space for a dishwasher below, second quartz work surface with a range of cupboards beneath, hob and oven set in a recess with a tiled back plate and extractor fan over, matching eye level wall cupboards, recessed lighting to the ceiling, floor to ceiling double glazed window to the side, tiled flooring and space and plumbing for an upright fridge/freezer and a pine door to the boot room.

In the utility area there is a marble work surface with spaces for both an automatic washing machine and tumble dryer beneath, wall cupboard over and tiled flooring.

## Boot Room/Rear Hall

7'10" x 7' approx (2.39m x 2.13m approx)

Composite door with two inset glazed panels leading out to the rear garden, double glazed window to the side, tiled flooring, wall mounted electric consumer unit, hatch to the loft and a door leading into:

## Shower Room/w.c.

Having a walk-in shower with a mains flow shower system with a rain water shower head and hand held shower, tiling to three walls and a glazed sliding door and protective screen, low flush w.c. and hand basin with a mixer tap and a double cupboard below, opaque double glazed window, tiled flooring and chrome ladder towel radiator.

## Basement

16'9" x 13'2" and 15'4" x 4'1" approx (5.11m x 4.01m and 4.67m x 1.24m approx)

There are two basement rooms having power points and lighting and providing an excellent storage facility.

## First Floor Landing

The balustrade continues from the stairs onto the landing, double glazed window to the side, two radiators, stairs to the second floor and pine doors to:

## Bedroom 1

13'6" x 11' approx (4.11m x 3.35m approx)

This large double bedroom has a double glazed window to the front, radiator, laminate flooring, recessed lighting to the ceiling and power points for a wall mounted TV.

## Dressing Room

7'1" x 6'6" approx (2.16m x 1.98m approx)

The dressing room has hanging space and shelving with laminate flooring.

## En-Suite Bathroom

The en-suite to the main bedroom has been recently fitted and is fully tiled with a P shaped bath having a mixer tap and mains flow shower with a rainwater shower head and hand held shower, protective glazed screen and a shelved recess to the wall next to the shower, low flush w.c. and hand basin with mixer tap and two drawers below, chrome heated ladder towel radiator, opaque double glazed window, laminate flooring, recessed lighting to the ceiling and an extractor fan.

## Bedroom 2

13'8" x 13'6" approx (4.17m x 4.11m approx)

Double glazed window to the rear, two radiators and power points for a wall mounted TV.

## Bedroom 3

11'9" x 10'11" approx (3.58m x 3.33m approx)

Double glazed window to the side, radiator, shelved storage cupboard and picture rail to the walls.

## Bathroom

The bathroom is fully tiled and has a panelled bath with a mixer tap/hand held shower and a mains flow shower over with a protective screen, hand basin with a chrome hand rail below and a mirror to the wall above and a high flush w.c., radiator with a chrome hand rail, opaque double glazed window, fitted cabinet to one wall and recessed lighting to the ceiling.

## Second Floor Landing

Double glazed window to the side and pine doors leading to the two bedrooms.

## Bedroom 4

15'10" x 12'2" approx (4.83m x 3.71m approx)

This large double bedroom has a double glazed dormer style window to the front, radiator, laminate flooring and an original cast iron fireplace.

## Bedroom 5

13'2" x 13'2" approx (4.01m x 4.01m approx)

This bedroom has a double glazed window to the side, radiator, recess for a wall mounted TV and a pine door leading to the room off this bedroom.

## Office/Store Room

16'7" x 6'10" approx (5.05m x 2.08m approx)

This large room has in the past been used as a study, but lends itself to being an en-suite to the adjoining bedroom and there is an access point from this room into a large loft space which provides ideal storage for the property.

## Outside

At the front of the property there is a large stoned area which provides off road parking for a number of vehicles and is screened from the road with established trees and bushes and a wall to the front and side boundaries. There is a fence with a gate that provides access to the rear garden.

The main gardens are at the side and rear of the property and are mainly lawned with a concrete path/seating area next to the house and a good quality fence to three boundaries and there is a wooden shed which will remain at the property when it is sold. There is outside lighting, an external water supply and power points provided.

## Outbuilding/Boiler House

This houses the Vaillant boiler and a large hot water tank.

## Bar/Man Cave

9'10" x 10' approx (3.00m x 3.05m approx)

Having fitted seating to two walls, a log burning stove and shelving for glasses and bottles to one wall and double opening glazed doors with side panels leading out to the rear garden.

## Summerhouse

Having double doors with inset glazed panels and windows to the sides.

## Decked Area

Towards the bottom of the garden there is a large covered decked area which provides a lovely place to sit and enjoy outside living during warmer months.

## Directions

Proceed out of Long Eaton along Derby Road and the property can be found on the left hand side.  
7697AMMP

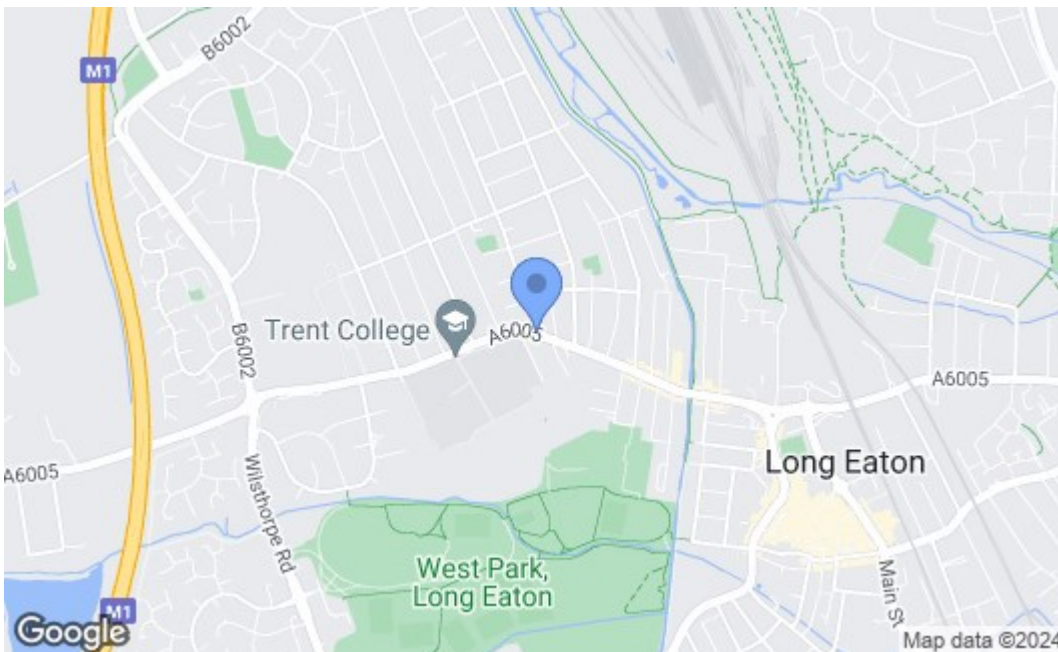
## Council Tax

Erewash Borough Council Band D





TOTAL FLOOR AREA: 2830 sq.ft. (262.9 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		52	
(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	

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