



Curzon Street,  
Long Eaton, Nottingham  
NG10 4FR

**£259,995 Freehold**





THIS A TRADITIONAL BAY FRONTED SEMI-DETACHED HOUSE SITUATED IN THIS VERY POPULAR ROAD ON THE OUTSKIRTS OF LONG EATON.

Being situated on Curzon Street, this bay fronted semi-detached property will suit a whole range of buyers and over recent years has had the kitchen refitted with shaker style units, the property offers well proportioned accommodation and a private sunny garden to the rear. The property is well placed for easy access to amenities and facilities provided by Long Eaton and the surrounding area and to includes excellent transport links, all of which help to make this a very convenient and popular place to live.

The property is constructed of bricks to the external elevations under a pitch roof and the well portioned accommodation derives benefits from having gas central heating and from being mostly double glazed. The house is entered from an open porch through a stylish composite front door to the reception hall which leads to the lounge which is positioned to the rear of the house, the dining room is at the front and the refitted kitchen has extensive range of wall and base units and has several integrated appliances. To the first floor the landing leads to the three bedrooms, bathroom which has a shower over the bath and the separate WC. Outside there is off the road parking to the front for two vehicles and a path with gate to the right hand side leading to the rear garden which is southerly facing and has patio seating areas, lawns and fencing to the boundaries.

The property is within easy reach of Long Eaton town centre, and is well placed for easy access to all the amenities and facilities which include the Asda and Tesco superstores and many other retail outlets, excellent schools for all ages which are literally on the doorstep of the property, health care and sports facilities which include the West Park Leisure Centre and adjoining playing fields and excellent transport links which include 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 and Derby and other East Midlands towns and cities.





### Entrance Porch

Open porch with original tiled flooring and a stylish composite front door with opaque leaded glazed panels and two opaque side panels leading into the reception hall

### Reception Hallway

Stairs with cupboard under housing the electricity meter and electric consumer unit and a radiator in the hall.

### Lounge / Sitting Room

14'2 x 10'8 approx (4.32m x 3.25m approx)

Double glazed window overlooking the rear garden, Adam style fireplace with coal effect electric fire with an inset and hearth, radiator, panelling to the walls and beams to the ceiling.

### Dining Room

10' x 8'4 approx (3.05m x 2.54m approx)

Double glazed bay window to the front and radiator

### Kitchen

12'5 x 8'6 approx (3.78m x 2.59m approx)

The kitchen is fitted with grey shaker style units with a 1.5 bowl sink with a mixer tap set in a worksurface with space and plumbing for an automatic washing machine and cupboards under, 5 ring gas hob set in a worksurface which extends to 2 walls and has cupboards, oven and drawers below. Matching eye level wall cupboards with a boiler being housed in a wall cupboard, hood and back plate to the cooking area, recessed spotlights to the ceiling, double glazed window to the side and double glazed door leading out to the path running along the side of the property

### First Floor Landing

The balustrade continues from the stairs onto the landing and there are panelled doors leading into the bedroom, bathroom and WC

### Bedroom 1

14'2 x 10'8 approx (4.32m x 3.25m approx)

Double glazed window with vertical blinds to the rear, radiator and coving to the ceiling.

### Bedroom 2

14'7 x 8'2 approx (4.45m x 2.49m approx)

Double glazed bay window to the front, radiator and picture rail to the walls.

### Bedroom 3

7'6 x 5'3 approx (2.29m x 1.60m approx)

Double glazed window to the front, radiator and hatch to loft

### Bathroom

Having a white suite with a panelled bath with an electric shower over, tiling to two walls, pedestal hand basin, opaque glazed window, radiator, tiled walls, recessed spotlights to the ceiling and an airing/storage cupboard

### Separate WC

Having a low flush WC and an opaque glazed window

### Outside

To the front of the property there is a off the road parking for two vehicles and a path with gate to the right hand side of the which provides access to the rear garden.

To the rear of the property there is an concrete and blocked paved patio/seating area leading onto a lawn and a path taking you to the bottom of the garden where there is a further seating area, a wooden shed, fencing to the side boundaries and concrete panel fence at the rear, outside tap.

### Directions

Proceed out of Long Eaton along Derby Road and after passing the bend Curzon Street can be found as the second turning on the right and the property is situated on the left at the far end.

8072MP

### Council Tax

Erewash Borough Council Band B

### Additional Information

Council Tax Band: C

Local Authority: Erewash

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

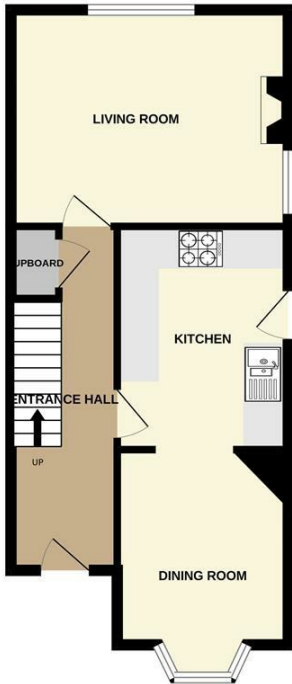
Non-Standard Construction: No

Any Legal Restrictions: No

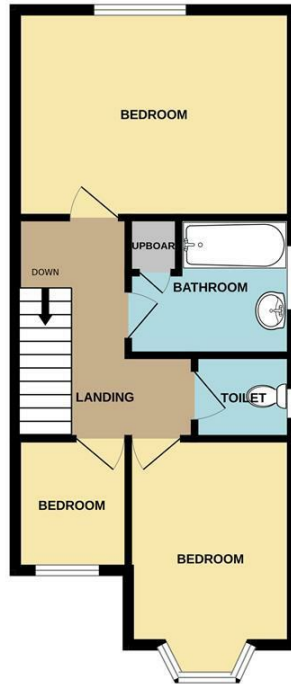
Other Material Issues: No



GROUND FLOOR  
455 sq.ft. (42.2 sq.m.) approx.

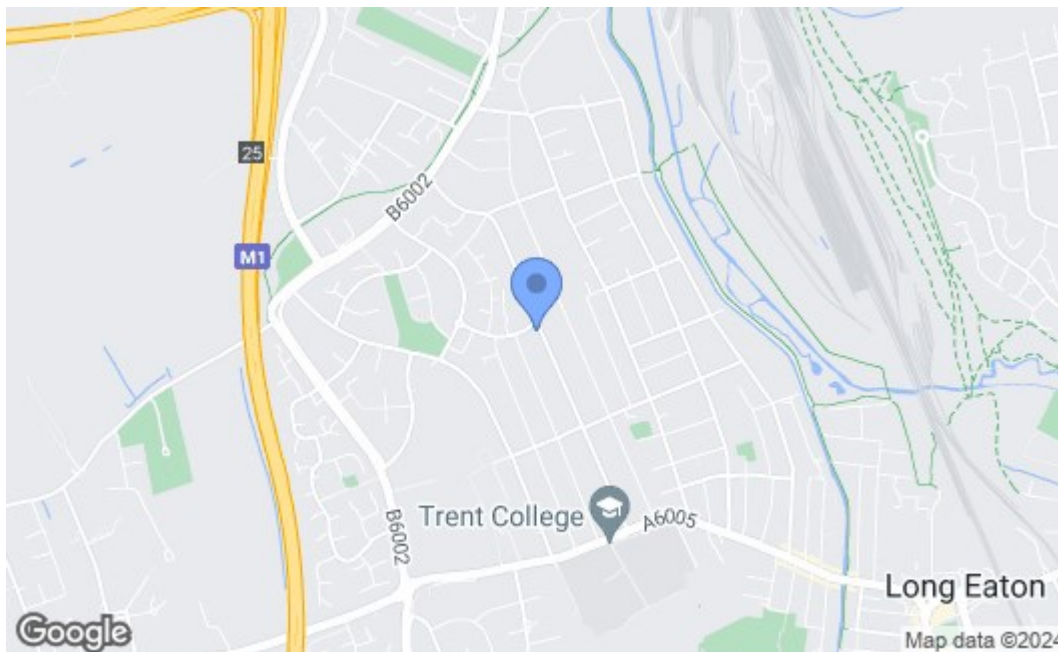


1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 915 sq.ft. (85.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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 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			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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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