Robert Ellis

look no further. . .







Warwick Road,
Long Eaton, Nottingham
NG10 2EB

Price Guide £260-270,000

Freehold

0115 946 1818

/robertellisestateagent @robertellisea



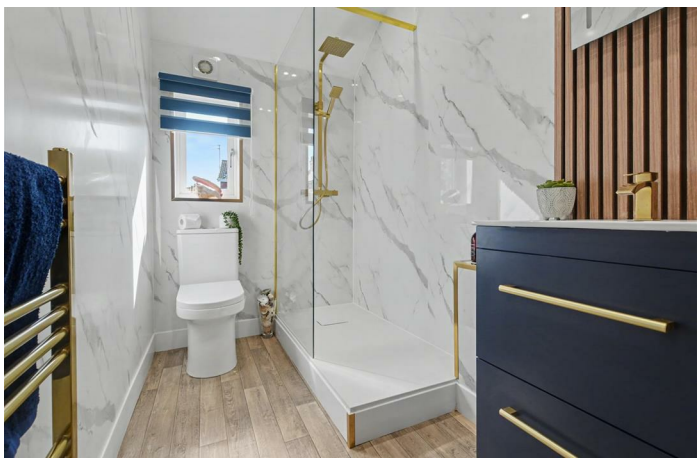
A BEAUTIFULLY REFURBISHED DOUBLE FRONTED DETACHED BUNGALOW, OFFERED TO THE MARKET WITH NO ONWARD CHAIN AND FINISHED TO AN EXCELLENT STANDARD THROUGHOUT.

Robert Ellis are delighted to bring to the market this stunning detached bungalow which has been thoughtfully updated to provide stylish and contemporary living. The property benefits from an extended living room, accessed via elegant double glass doors, with further patio doors opening onto a sun-trapped rear garden and decking, creating a seamless indoor-outdoor flow.

At the heart of the home is a bright and modern kitchen/dining space, beautifully presented with contemporary white units, ample worktop space and a neutral colour scheme. A soft sage green feature wall adds warmth and character, while large windows and patio doors allow natural light to flood the room and provide direct access to the garden. There is ample space for a dining table, making it perfect for both everyday living and entertaining. The property also features a stylish and modern shower room, finished with marble-effect wall panels for a sleek, low-maintenance feel. Premium brushed gold fittings, including a rainfall shower and matching heated towel rail, add a high-end touch, complemented by a glass shower enclosure, navy vanity unit with gold handles and a striking wood slat feature wall. Externally, the property enjoys a well-presented landscaped rear garden, ideal for relaxing or entertaining. There is a large decking area with a stylish rope balustrade, a well-kept lawn with planted and gravelled borders, and a pergola seating area. The garden is fully enclosed, offers a good degree of privacy and benefits from plenty of sunshine throughout the day.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. The property is within walking distance to Long Eaton town centre where supermarkets, healthcare facilities and other retail outlets can be found. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A52 and A50. East Midlands Airport and local train stations are just a short drive away.





Entrance Hall
Double glazed door to the front, cast iron effect radiator, doors to the bedrooms, shower room and kitchen and glazed double doors to:

Lounge
18'4 x 11'11 approx (5.59m x 3.63m approx)
Double glazed patio doors to the rear garden, cast iron effect radiator, panelled walls, vertical radiator, TV point, feature fireplace.

Kitchen Diner
12'8 x 12'10 approx (3.86m x 3.91m approx)
Double glazed window to the side, double glazed patio doors to the rear, matching wall and base units with work surfaces over, inset sink and drainer, integrated fridge freezer, four ring induction hob and extractor over, integrated Hotpoint oven, plumbing for a washing machine, radiator and storage cupboard housing the combi boiler.

Bedroom 1
13'5 x 12'1 approx (4.09m x 3.68m approx)
Double glazed window to the front, cast iron effect radiator.

Bedroom 2
11'11 x 11'10 approx (3.63m x 3.61m approx)
Double glazed window to the front, radiator, panelled wall.

Shower Room
A stylish contemporary shower room with brushed gold fittings throughout, modern glass shower enclosure having a rainwater shower head and hand held shower, marble effect wall panels, heated towel rail in matching gold finish creating a high-end look, wood slat feature wall.

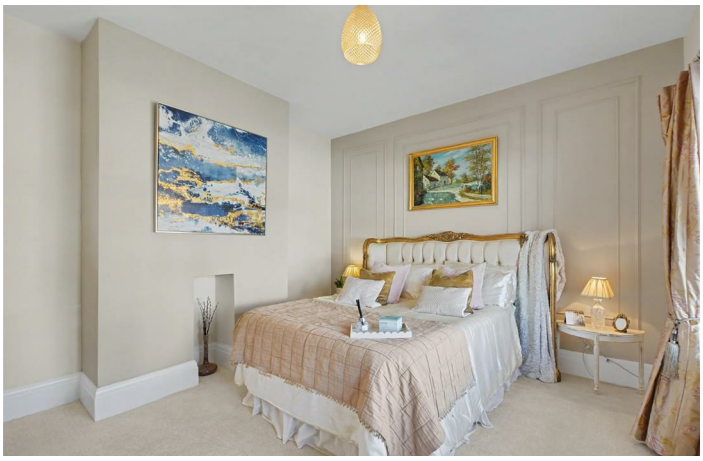
Outside
The rear garden is landscaped having been designed for relaxing and entertaining, well maintained lawn with attractive planting and gravel section leading to a feature pergola seating area, extensive timber dining area, fully enclosed with fencing to the boundaries.

Directions
Proceed out of Long Eaton along Nottingham Road and turn right after the pelican crossing into Grange Road. At the 'T' junction with Station Road turn right into Stafford Street, continue along taking the right turning into Warwick Road.
9217CO

Agents Notes
The EPC was carried out prior to any improvement works.

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Broadband
Broadband Speed - Standard 14mbps Superfast 37mbps Ultrafast 1800mbps
Phone Signal – EE, Vodafone, 02, Three
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





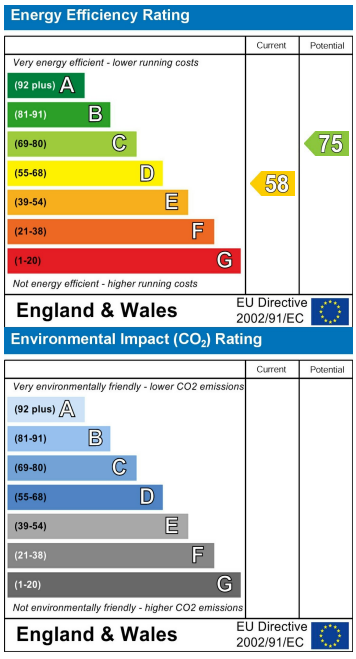












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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