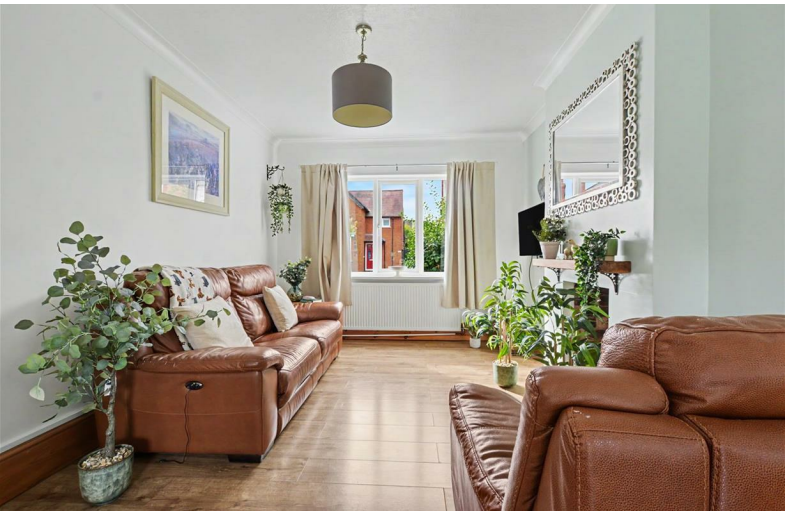
Robert Ellis

look no further...







Curzon Street,
Long Eaton, Nottingham
NG10 4FS

£360,000 Freehold

0115 946 1818

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A SPACIOUS FOUR BEDROOM FAMILY HOME WITH A LARGE REAR GARDEN AND THE OPPORTUNITY TO EXTEND.

The entrance hallway has stairs rising to the first floor and doors leading to the lounge diner, dining room, kitchen, utility area and cloaks/w.c., The dual aspect lounge diner is light and airy and has French doors opening to the rear garden. The dining room has a bay window to the front and access to the modern fitted kitchen. The utility area has a door to the cloakroom and to the rear garden.

The first floor landing has a feature original leaded and stained glass window and doors leading to the four bedrooms and modern fitted bathroom. The garden to the rear offers excellent privacy and has a detached annex with an office and shower room. To the front there is a pebbled driveway providing off road parking for multiple vehicles.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores and many other retail outlets, there are both state and independent schools within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, there are walks in the nearby countryside and the excellent 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 having a light and UPVC panel and double glazed door to:

Entrance Hallway
Radiator, large floor tiles, understairs storage cupboard housing the electric consumer unit, stairs to the first floor and open to the dining area, kitchen area and utility. Door to:

Kitchen Area
11'3" x 7'10" approx (3.45m x 2.39m approx)
UPVC double glazed windows to the rear and side, mix of wall and base units with wood effect laminate work surfaces over, tiled splashback, 1½ bowl stainless steel sink and drainer with chrome mixer tap, integrated single gas oven, electric hob with stainless steel extractor over, integrated freezer, integrated fridge, continuation of the large floor tiles, vertical anthracite radiator, open to:

Dining Room
11'10" plus bay x 11'4" approx (3.62m plus bay x 3.46m approx)
UPVC double glazed box bay window to the front, UPVC double glazed window to the side, radiator, wood effect laminate flooring.

Utility Area
5'11" x 6'1" approx (1.81m x 1.86m approx)
UPVC double glazed window to the rear, UPVC panel and double glazed door to the rear, base units with tiled work surface and tiled splashback, integrated fridge, space for a washing machine, cupboard housing the wall mounted Worcester Bosch central heating boiler, continuation of the large floor tiles, half tiled walls, radiator, door to:

Cloaks/w.c.
5'11" x 3'4" approx (1.82m x 1.02m approx)
Obscure UPVC double glazed window to the rear, two piece white suite comprising of a low flush w.c., wall mounted wash hand basin with tiled splashback, half tiled walls, continuation of the large floor tiles.

Lounge/Dining Room
19'11 x 10'1 approx (6.07m x 3.07m approx)
UPVC double glazed window to the front, coving, radiator, wood effect laminate flooring, decorative open fireplace with exposed brickwork, open to the dining area which has UPVC double glazed French doors to the rear, radiator, continuation of the wood effect laminate flooring.

First Floor Landing
Original circular leaded and decorative glazed window to the side, original doors to:

Bedroom 1
11'3" x 11'10" approx (3.45m x 3.61m approx)
UPVC double glazed windows to the front and side, radiator, wood effect laminate flooring.

Bedroom 2
11'1" x 10'3" approx (3.38m x 3.14m approx)
UPVC double glazed window to the front, radiator, wood effect laminate flooring.

Bedroom 3
7'11" x 11'4" approx (2.43m x 3.46m approx)
UPVC double glazed window to the side, radiator, wood effect laminate flooring, loft access hatch.

Bedroom 4
8'1" x 5'9" approx (2.48m x 1.76m approx)
UPVC double glazed window to the rear, radiator, wood panelling to the walls, wood effect laminate flooring.

Bathroom
9'8" x 5'10" approx (2.97m x 1.79m approx)
Obscure UPVC double glazed window to the rear, three piece white suite comprising of a low flush w.c., pedestal wash hand basin with chrome mixer tap, bath with an electric shower over, tiled floor and walls, chrome heated towel rail.

Annex
Brick built annex with a tiled roof.

Office
7'5" x 10'2" approx (2.28m x 3.11m approx)
UPVC double glazed window to the side, UPVC panel and double glazed door, vaulted ceiling, power and light, door to:

Shower Room
7'5" x 2'9" approx (2.27m x 0.85m approx)
Obscure UPVC double glazed window to the rear, three piece suite comprising of a low flush w.c., pedestal wash hand basin, shower cubicle with electric shower, tiled walls, vinyl flooring.

Outside
To the front there is a pebbled driveway providing off road parking for multiple vehicles, lawned garden with established plants and a low level brick wall to the front and fence to the left boundary.

The rear garden is well established and mature, borders having trees, shrubs and bushes, paved patio areas, shaped central lawn, barked areas with shrubs, timber storage shed, wooden fence to the boundaries, external lighting and water tap, wooden gate providing access to the front.

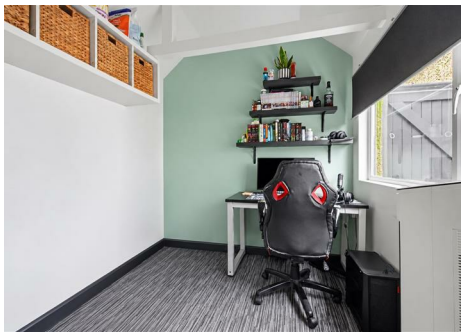
Directions
Proceed out of Long Eaton along Derby Road and after the bend with the church, Curzon Street can be found as the third turning on the right.
9561MH

Council Tax
Erewash Borough Council Band D

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 14mbps Superfast 678mbps Ultrafast 1800mbps
Phone Signal – Vodafone, Three, EE, 02
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



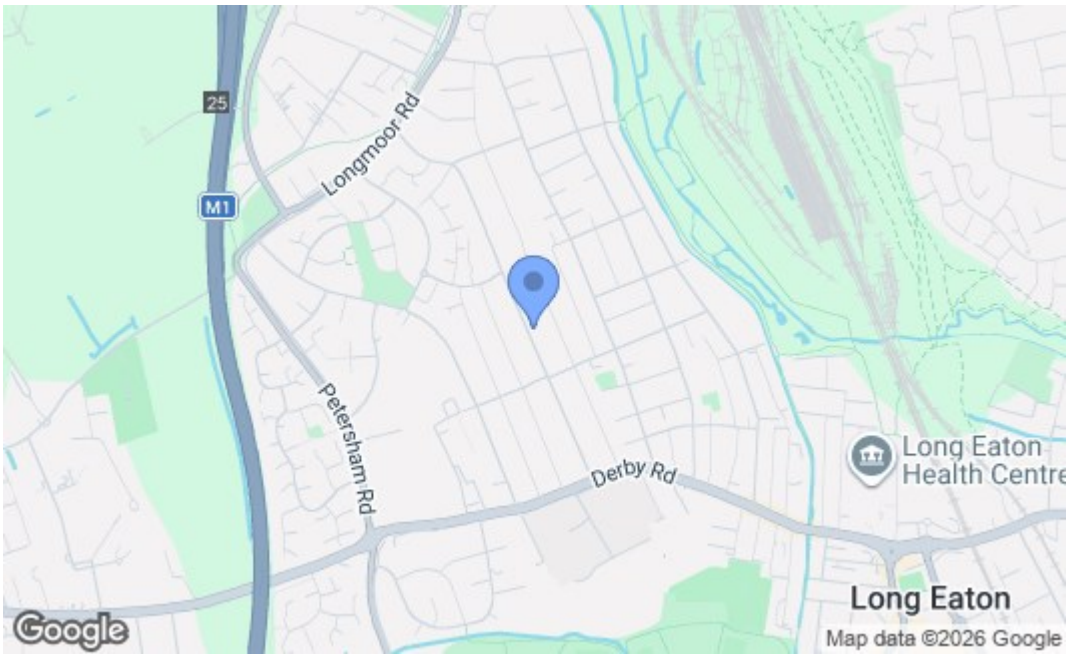


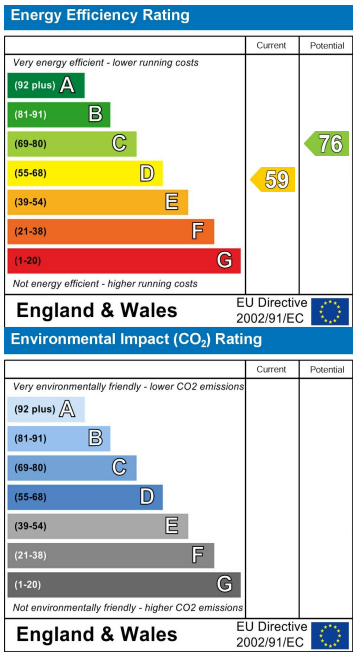












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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