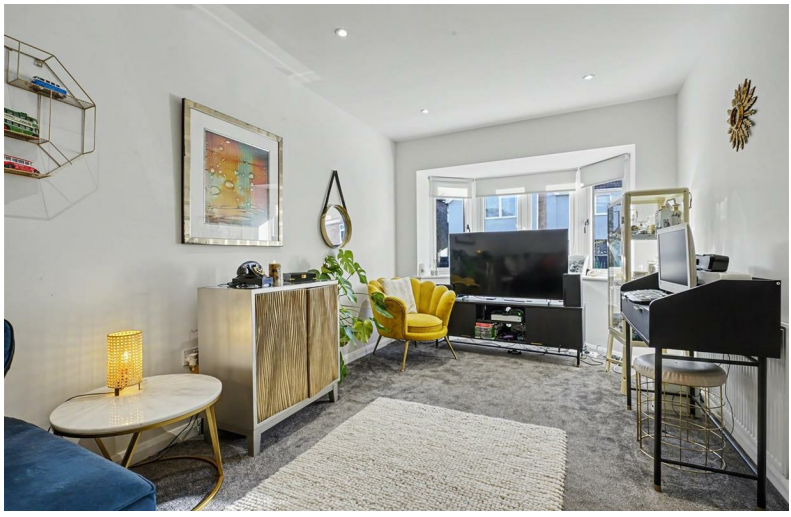
Robert Ellis

look no further...







Stafford Street,
Long Eaton, Nottingham
NG10 2ED

O/I/R £485,000 Freehold

0115 946 1818

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A FOUR BEDROOM DETACHED FAMILY HOME WITH A LARGE OPEN PLAN LIVING/DINING KITCHEN.

This property offers everything a growing family needs, being contemporary decorated throughout, a particular feature is the open plan living/dining kitchen which has a lovely grey marble effect fitted kitchen with built-in appliances. There are bi-fold doors onto the rear garden and two roof lantern windows which makes this room light and airy. There are four good size bedrooms, the master situated at the rear of the property which also benefits from an en-suite shower room. An internal viewing is highly recommended to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevations all under a tiled roof and derives the benefit of modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of a spacious entrance hall with a large storage cupboard, ground floor w.c., lounge with bay window to the front and to the rear is the open plan living/dining kitchen with bi-fold doors onto the rear garden and a door to a large separate utility room with a rear exit door. To the first floor there are four bedrooms, the master benefiting from an en-suite shower room and a separate family bathroom. To the front of the property there is off the road parking and an integral garage with access to the side leading to the privately enclosed landscaped rear garden which has a gate leading onto Grange Park.

The property is found within walking distance of the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages within walking distance including The Grange Primary School, healthcare and sports facilities including West Park Leisure Centre and the excellent transport links include J25 of the M1, Long Eaton station, East Midlands Airport and the A52 providing direct access to Derby and Nottingham.





Entrance Hallway
Composite front entrance door, black modern vertical radiator, stairs to the first floor with a balustrade staircase, door to a large storage cupboard and door to:

Ground Floor w.c.
Having a low flush w.c., wash hand basin with vanity cupboard under, radiator, tiled floor and spotlights.

Lounge/Dining Room
19'6 x 9'4 approx (5.94m x 2.84m approx)
UPVC double glazed bay window to the front, two radiators and spotlighs.

Open Plan Living/Dining Kitchen
24'0 x 15'10 approx (7.32m x 4.83m approx)
Wall, base and drawer units with work surface over, sink and drainer with mixer tap, built-in fridge and freezer, eye level Siemens double oven, built-in dishwasher, island unit with drawers, induction hob with extractor hood over, tiled floor, three black modern vertical radiators, two UPVC double glazed window to the rear, four door bi-folding door to the rear, spotlights and two ceiling window lanterns.

Utility Room
9'4 x 9'1 approx (2.84m x 2.77m approx)
Wall and base units with marble effect work surface, sink with swan neck mixer tap over, spotlights, radiator, plumbing for automatic washing machine, tiled floor, UPVC double glazed window and rear exit door.

First Floor Landing
Doors to:

Bedroom 1
16'6 x 10'4 approx (5.03m x 3.15m approx)
Two UPVC double glazed windows to the rear, two radiators and door to:

En-Suite Shower Room
9'9 x 3'11 approx (2.97m x 1.19m approx)
Walk-in shower cubicle with shower from the mains with a waterfall shower head, low flush w.c., wash hand basin with vanity cupboard under, radiator, tiled floor, fully tiled walls and splashbacks, spotlights and UPVC double glazed window to the side.

Bedroom 2
11'9 x 9'4 approx (3.58m x 2.84m approx)
UPVC double glazed window to the front and radiator.

Bedroom 3
11'9 x 9'4 approx (3.58m x 2.84m approx)
UPVC double glazed window to the rear and radiator.

Bedroom 4
9'9 x 6'7 approx (2.97m x 2.01m approx)
UPVC double glazed window to the front and radiator.

Bathroom
9'9 x 5'7 approx (2.97m x 1.70m approx)
Free standing bath with mixer tap and hand held shower, low flush w.c., wash hand basin with vanity cupboard, under, tiled walls and splashbacks, heated towel rail, spotlights and UPVC double glazed window to the side.

Outside
There is a driveway to the front of the property offering off the road parking and leading to the integral garage. There is side access leading to the landscaped rear garden where there is an Indian sandstone patio area immediate to the property having sleeper and gravel borders, steps down leading to the lawn, gravelled area to the right with an apple tree and the garden is privately enclosed with fenced boundaries.

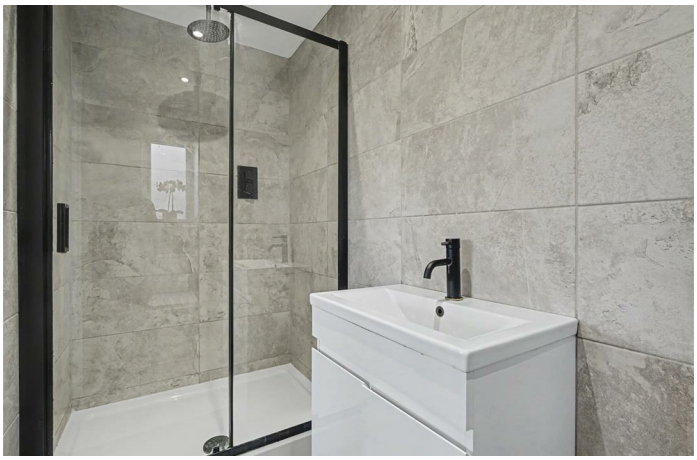
Gargage
22'11 x 9'4 approx (6.99m x 2.84m approx)

Directions
Proceed out of Long Eaton along Nottingham Road and turn right into Grange Road. At the T junction turn right into Station Road and Stafford Street can be found as a turning on the left with the property identified by our for sale board on the left.
9634JM

Council Tax
Erewash Borough Council Band E

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 15mbps Superfast 52mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
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





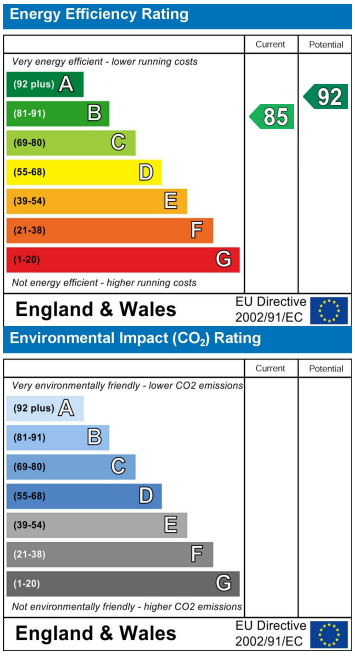












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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