

129 Curzon Street, Nottingham, NG10 4FH

Price Guide £280,000



DESCRIPTION & ACCOMMODATION

A TRADITIONAL SPACIOUS FAMILY HOME
STUNNINGLY PRESENTED THROUGHOUT
RETAINING SOME ORIGINAL FEATURES
FOUR BEDROOMS WITH TWO EN-SUITES
RECENTLY FITTED BATHROOM & ENSUITE
CLOSE TO LONG EATON TOWN CENTRE
NEARBY TRENT COLLEGE PUBLIC SCHOOL
OFFERED WITH A PRICE GUIDE OF £280,000 TO £290,000
EARLY INTERNAL VIEWING ADVISED
BOOK YOUR VIEWING NOW!

OFFERED WITH A GUIDE PRICE OF £280,000 TO £290,000

WOW!!
A FANTASTIC FAMILY HOME WITH ACCOMMODATION OVER THREE FLOORS WITH
MANY ORIGINAL FEATURES. SITUATED CLOSE TO TRANSPORT LINKS, POPULAR
SCHOOLS AND OTHER AMENITIES.

EARLY INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRCIATE
EXACTLY WHAT THIS PROPERTY HAS TO OFFER



DESCRIPTION & ACCOMMODATION

OFFERED WITH A PRICE GUIDE OF £280,000 TO £290,000

A fantastic family home with accommodation over three floors and ideally situated on Curzon Street in Long Eaton. Close to popular schools including Trent College and just a short drive away from Long Eaton's town centre which offers a range of shops and amenities and great transport links to Nottingham, Derby and beyond!

Briefly comprising of entrance porch, a welcoming entrance hall, generous lounge diner and kitchen to the ground floor. To the first floor there are three bedrooms (one serviced with a en-suite) and a family bathroom. To the second floor there is a loft room which is being used as a bedroom with the added benefit of a en-suite.

Outside of the property, there is a small area to the front with a path to the entrance porch and access to the rear garden through a secure gate. The rear garden is one of a kind with many beautiful shrubs, bushes and seating areas.

Early internal viewing is strongly advised to fully appreciate the stunning family home this is. Call our office on 0115 972 7808 to arrange your accompanied viewing.

ENTRANCE PORCH

Entered through a wooden door with frosted glass pane into a lovely entrance porch. Half wall tiling and tiling to the floor, plus a further door to:

ENTRANCE HALL

Entered via an attractive wooden door with stained glass windows into this welcoming entrance hall with original features. Stairs ascending to the first floor, central heating radiator and door to;

LOUNGE DINER

27'11 x 11'6 (8.51m x 3.51m)

A generous reception room with a lounge and dining area. Three double glazed windows to the front elevation which create a large bay window, chimney breast with a stunning limestone fire surround, with integrated shelving/storage either side into the alcoves.

To the dining area there is plenty of space for a dining table and chairs plus additional furniture. Double glazed window to the rear elevation, central heating radiator and power points.

Coving to the ceiling and engineered solid oak flooring throughout.

Door to:

KITCHEN

13'11 x 9'5 (4.24m x 2.87m)

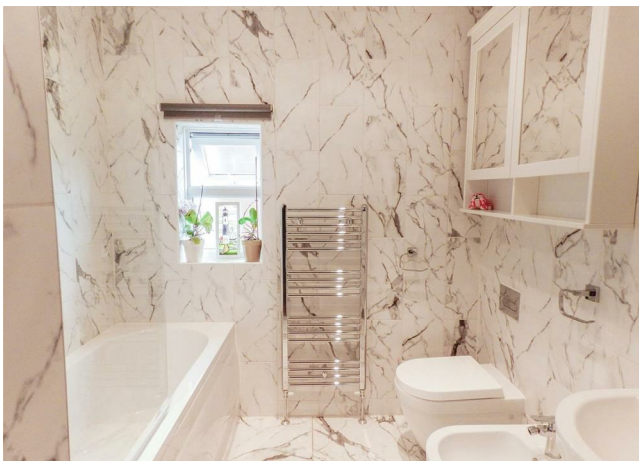
With a range of plenty wall and base units underneath granite work surfaces, integrated oven/grill and separate gas hob with stainless steel extractor fan over. Appliance space for a large freestanding fridge freezer plus additional space for a washing machine and dishwasher.

Double glazed window to the side elevation plus double glazed door giving access to the rear garden.

FIRST FLOOR LANDING

A beautiful landing space with loft access, central heating radiator, door to a generous storage cupboard and stairs ascending to the second floor giving access to the loft room.

Doors to:





BEDROOM ONE

12 x 11'10 (3.66m x 3.61m)

A great size double bedroom with two double glazed windows to the front elevation filling the room with natural light, built in wardrobes with sliding mirrored doors, central heating radiator and power points.

Door to:

EN-SUITE

A modern en-suite with low flush w/c, hand wash basin with mixer tap over and cupboard storage underneath, glass door to shower cubicle with mains fed shower. Spotlights to the recess and marble look tiled throughout.

BEDROOM THREE

10'7 x 8'7 (3.23m x 2.62m)

Another double bedroom to the first floor with double glazed window to the rear elevation, central heating radiator and power points.

BEDROOM FOUR

6'1 x 9'5 (1.85m x 2.87m)

A single bedroom with plenty of room for a single bed and storage. Double glazed window to the rear elevation, central heating radiator and power points.

BATHROOM

7'1 x 6'3 (2.16m x 1.91m)

A stunning family bathroom with floating oval w/c with concealed cistern, floating bidet, floating hand wash basin with mixer tap over and panelled bath with mains fed shower over. Double glazed window to the side elevation. Modern ladder style radiator and fully tiled throughout.

BEDROOM TWO

14'2 x 14'2 (4.32m x 4.32m)

An extension in the loft currently being used as a bedroom with an en-suite. A bright and spacious room with Velux window plus a double glazed window to the rear elevation. Eaves storage, central heating radiator and additional wall mounted electric heater and door to:

EN-SUITE

A fabulous benefit to this loft room with low flush w/c, hand wash basin with storage underneath and corner shower cubicle with mains fed shower. Fully tiled with ladder style radiator and double glazed window to the rear elevation.

OUTSIDE

To the front of the property, there is a paved area enclosed with a sandstone topped wall and two gates to give access to the front entrance and the rear of the property.

At the rear of the property is a truly unique garden. A quirky and extremely private garden with plenty of outside storage, including a fully working w/c, and a greenhouse and various seating areas and a purpose built workshop with lighting and power.

TENURE & VIEWING

TENURE

Freehold with vacant possession upon completion

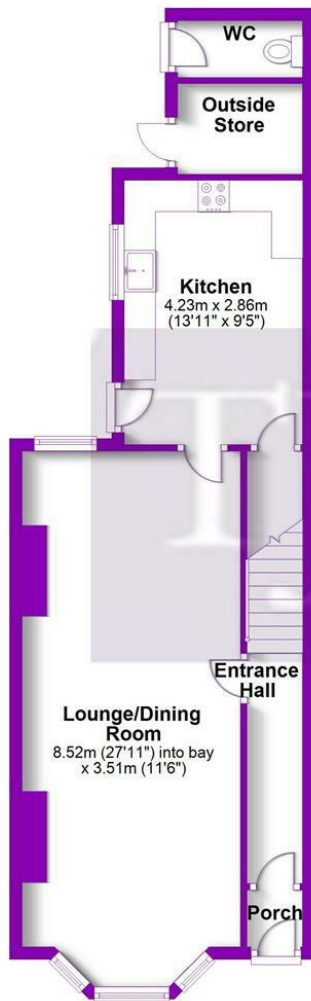
VIEWINGS

Strictly by appointment with TJS Property People who would be pleased to provide any further information which may be required.



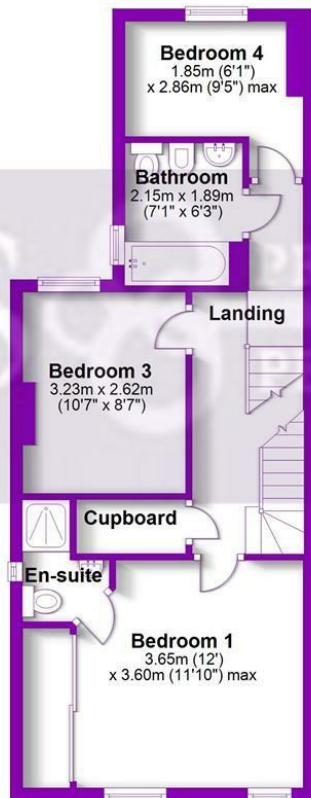
Ground Floor

Approx. 54.4 sq. metres (585.4 sq. feet)



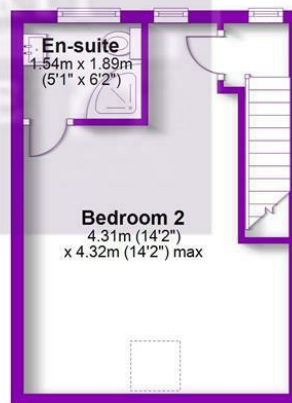
First Floor

Approx. 47.8 sq. metres (515.0 sq. feet)



Second Floor

Approx. 25.3 sq. metres (272.6 sq. feet)



Total area: approx. 127.6 sq. metres (1373.1 sq. feet)

TJS Reference: 1610

Property Type: House - Semi-Detached

Bedrooms: 4

Bathrooms: 3

Receptions: 1

Postal Code: NG10 4FH

EPC: D

Directions

From our office on market place, proceed along Derby Road until reaching Curzon Street on your right hand side, continue for some distance where number 129 will be found on the left hand side clearly identified by our For Sale board

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(82 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	81	England & Wales
		62	EU Directive 2002/91/EC

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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