



Haslemere Road,  
Long Eaton, Nottingham  
NG10 4AG

**Price Guide £700-725,000**  
**Freehold**



THIS IS A SUBSTANTIAL INDIVIDUAL DETACHED PROPERTY OFFERING FOUR OR FIVE BEDROOM ACCOMMODATION WHICH IS POSITIONED ON A PLOT OF APPROX 1/4 OF AN ACRE IN SIZE.

Being located on this quiet cul-de-sac in a very popular and sought after residential area, this individual detached property provides a lovely family home with a light and airy feel. For the extent of the accommodation which is arranged on two floors to be appreciated, we recommend that interested parties do take a full inspection so they are able to see the whole property and the size of the private rear garden for themselves. The property is well placed for the excellent local schools which include The Elms and Trent College as well as state schools for all ages and to excellent transport links, all of which has helped to make this a popular and convenient place for people to live.

The property stands back from Haslemere Road with a block paved drive and lawn at the front and the house is constructed of brick to the external elevations under a tiled roof and the spacious accommodation derives all the benefits of gas central heating and from being double glazed. The accommodation is entered through the front door into a spacious reception hall, off which there is a most useful ground floor w.c./shower room and a cloaks cupboard and there are doors taking you to the open plan L shaped lounge/dining room and from the dining area there are bi-folding doors leading out to the rear garden. There is also a separate sitting room which could be used as a fifth bedroom and the breakfast kitchen is fitted with extensive ranges of wall and base units and has integrated appliances. Off the kitchen there is a rear hall and a most useful utility room which is fitted with wall and base units. To the first floor the landing leads to the four double bedrooms and the luxurious bathroom which has a walk-in shower with a steam facility and the separate bath. Outside there is an adjoining brick garage to the front of the house and there is the block paved drive and lawn to the front with access either side of the property to the rear garden. At the rear of the house there is a walled patio which leads onto a lawned garden with the overall garden being approx. 150' in length and this provides a safe and secure area for young children to play and has the potential to be further landscaped by a new owner.

As previously mentioned the property is just a few minutes walk away from local schools and is only a short drive from the centre of Long Eaton where there are Asda, Tesco, Aldi stores and many other retail outlets, there are sports facilities with the West Park Leisure Centre and adjoining playing fields which are within walking distance, there are several local golf courses, walks in the nearby open countryside and the transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Stylish composite front door with an arched inset glazed panel and an opaque double glazed windows to either side leading to:

#### Reception Hall

Stairs with feature balustrade leading to the first floor, radiator, cloaks/storage cupboard, Velux window, cornice to the wall and ceiling and wood panelled doors leading to:

#### Ground Floor w.c./Shower Room

Having a shower with a Mira electric shower and tiling to three walls, sliding glazed door and protective screen, low flush w.c., hand basin with mixer tap, double cupboard beneath and a tiled splashback, Velux window, tiled flooring, X-pelair fan and a chrome heated ladder towel radiator.

#### Lounge

16'10" x 13'4" approx (5.13m x 4.06m approx)

There is an open plan L shaped lounge with an adjoining dining area which has a double glazed windows to the rear and side, log burning fire inset into the wall with a stone surround and matching hearth, cornice to the wall and ceiling and a radiator.

#### Dining Room

12'9" x 10'8" approx (3.89m x 3.25m approx)

Three panel tri-folding door system leading out to the rear garden, feature vertical radiator and cornice to the wall and ceiling.

#### Sitting Room/Bedroom

13'3" x 11'8" approx (4.04m x 3.56m approx)

Double glazed windows to the front and side, radiator and cornice to the wall and ceiling.

#### Breakfast Kitchen

16'8" x 12' approx (5.08m x 3.66m approx)

The kitchen has wood fronted units and includes a 1½ bowl sink with a mixer tap and an AEG induction hob and a Gaggenau grill set in a Corian style work surface which extends to two walls and has space for a dishwasher, cupboards and drawers below, chopping board with work surface to the side having cupboards below, oven with cupboard under and shelf/housing for a microwave and cupboard above, eye level wall cupboards, hood with back plate to the cooking area, double glazed window to the rear, vertical radiator, tiled flooring, double opening wood panelled doors leading into the dining area, space for an upright fridge/freezer, wood panelled door to the rear porch and recessed lighting to the ceiling.

#### Rear Porch

Opaque double glazed door with a matching side panel leading out to the side of the property and tiled flooring.

#### Utility Room

8' x 7'3" approx (2.44m x 2.21m approx)

The utility room is fitted with a stainless steel sink set in a work surface, space for an automatic washing machine, tumble dryer and fridge with a cupboard below, eye level wall cupboards, Tambour style cupboard with further cupboards beneath, double glazed window to the side, tiled flooring and a radiator.

#### First Floor Landing

15'10" x 9'4" approx (4.83m x 2.84m approx)

The feature balustrade continues from the stairs onto the landing, double glazed window to the front, radiator, cornice to the wall and ceiling and hatch to the loft.

#### Bedroom 1

17' x 13'6" approx (5.18m x 4.11m approx)

Double glazed window to the rear overlooking the garden and a skirting radiator.

#### Bedroom 2

13'5" x 11'9" approx (4.09m x 3.58m approx)

Double glazed window to the front and a radiator.

#### Bedroom 3

12'9" x 8'2" approx (3.89m x 2.49m approx)

Double glazed window to the rear and a skirting radiator.

#### Bedroom 4

8'9" x 8'8" approx (2.67m x 2.64m approx)

Double glazed window to the front and a skirting radiator.

#### Bathroom

The bathroom has a tiled panelled bath with mixer tap and a hand held shower, walk-in shower with a steam facility, tiling to three walls, glazed door and protective screen, low flush w.c. with a concealed cistern, two hand basins with a tiled splashback and a mirror with lighting to the wall above, vanity surface with double cupboard under and mirror with light to the wall above, surface with cupboard and drawer beneath, vanity wall mounted cupboard, ladder towel radiator, two opaque double glazed windows and recessed lighting to the ceiling.

#### Garage

18' x 9'6" approx (5.49m x 2.90m approx)

The brick garage is positioned to the front of the property and has an up and over door to the front and a door to the side, the boiler is housed in the garage and power and lighting is provided.

#### Outside

At the front of the property there is a block paved driveway/car standing which provides off road parking for two vehicles in front of the garage, there is a block paved path extending to the front door and across the front of the house to a pathway which leads down the right hand side of the property to the rear garden. There is a further path leading to the rear on the left hand side of the house and in front of the house there is a lawn with borders to two sides, a wall to the front boundary and fencing to the right hand side and a hedge to the left.

The rear garden is a special feature of this individual detached home with it being over 150' in length and has a walled slabbed patio to the immediate rear of the house leading onto the long lawned garden which has borders to the sides and fencing and hedging to the boundaries with various established trees. At the bottom of the garden there is a shed and an outside water supply, lighting and external power points are provided.

#### Directions

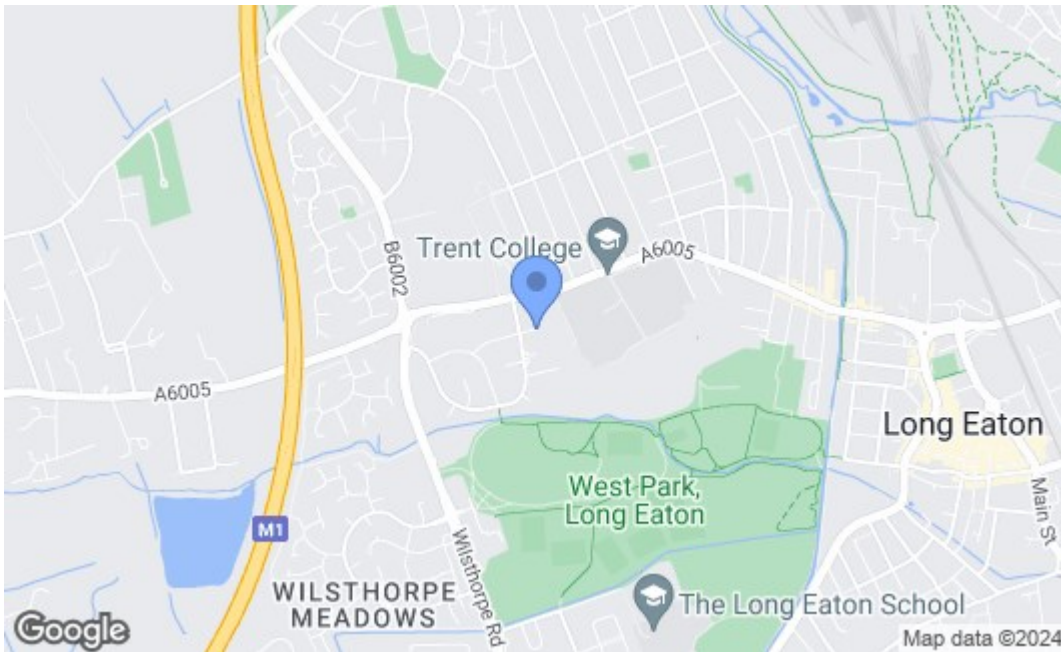
Proceed out of Long Eaton along Derby Road continuing past Trent College and taking the left hand turning into Parkside Avenue and left into Haslemere Road.

7115AMMP

#### Council Tax

Erewash Borough Council Band F





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		60	
(55-68) D			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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	

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.