



Derby Road,
Long Eaton, Nottingham
NG10 4BS

O/O £1,100,000 Freehold



THIS IS TRULY A STUNNING INDIVIDUAL DETACHED HOME PROVIDING EXTENSIVE GROUND FLOOR LIVING ACCOMMODATION AND FIVE DOUBLE BEDROOMS, POSITIONED IN A SOUGHT AFTER LOCATION.

Robert Ellis are pleased to be instructed to market this individual detached property which over the past 20 years has been altered and extended by the current owners to suit their own living requirements and tastes and for all that is included to be appreciated, we recommend that interested parties do take a full inspection so they can see the size of the ground and first floor accommodation and privacy of the Southerly facing gardens at the rear for themselves. Since being originally constructed the property has been significantly extended which has created additional living and bedroom accommodation and there is also a double garage positioned at the front which could be easily changed into a separate annex or additional living accommodation if this was required by a new owner. The property is well placed for easy access to the excellent local schools which include Trent College and Wilsthorpe School as well as shopping and other facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which have helped to make this a popular and convenient place to live.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof to the main property and being tastefully finished throughout, the spacious accommodation derives all the benefits from having gas central heating and double glazing. Being entered through the main front entrance door, there is a hallway, from which there are stairs leading to the first floor and doors leading to the main lounge and to the study/sitting room which has panelling to all the walls, there is then a door taking you to an open plan sitting area which leads through into the dining/living kitchen with the kitchen being fitted with hand-made units and granite work surfaces. To the right of the kitchen there is a separate dining room which can be accessed from the kitchen or the lounge and this room has bi-folding doors leading out to the rear garden and a lantern window to the ceiling. There is a separate sitting room/snug with a further glazed door leading out to the rear garden and there is a door taking you into the utility room, off which there is a ground floor w.c. and a further door leads into the cinema room which in turn has an internal door leading into the double garage. To the first floor the landing leads to the five double bedrooms, the main bedroom having a luxurious shower room en-suite, two bedrooms share an en-suite where there is a Japanese plunge bath with a mains flow shower system over and there is then the main family bathroom which includes a spa bath with cushion head rests to either end and a separate large walk-in shower. Outside there is the double adjoining garage, a gravelled drive with box hedging and lawns to either side leading up to the front of the house and the garage and at the rear the Southerly facing garden has a patio extending across the rear of the house with uplighting and this leads onto a large lawned garden with various well planted beds to the sides and along the bottom where there is a walk way through into further outside seating areas with the garden being kept private by having walls and fencing to the boundaries.

The property is within walking distance of Trent College, The Elms and Wilsthorpe School, there are Asda, Teso and Aldi stores as well as many other retail outlets found in Long Eaton town centre, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, walks in the nearly open countryside and the excellent transport links include J25 of the M1 which is only a few minutes drive away, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch with a wood panelled front door having outside lights to either side leading to:

Reception Hall

Stairs with balustrade leading to the first floor and cloaks cupboard under; parquet flooring, radiator in a decorative housing, cornice to the wall and ceiling, double glazed window with a fitted blind to the front, two wall lights, Georgian glazed doors leading to the study and living/dining kitchen and an original wood panelled door leading to the lounge.

Study/Sitting Room

13'4 x 8'3 approx (4.06m x 2.51m approx)

Double glazed window with fitted blind to the front, wood panelling to all the walls with a shelved display cabinet having glazed doors and double cupboard beneath and a radiator in a decorative housing.

Lounge

19'4 x 11'8 approx (5.89m x 3.56m approx)

Two double glazed windows to the front with fitted privacy blinds, opening with glazed panels to either side leading into the dining room, glazed door with matching side panels leading to the sitting area off the dining/living kitchen, feature fireplace with an Adam surround and a cast iron inset with hearth, parquet flooring, plate rail to the walls and two radiators in decorative housings.

Dining Room

17' x 12'4 approx (5.18m x 3.76m approx)

Double glazed bi-folding doors leading out to the rear garden, lantern ceiling window, tiled flooring, double radiator, recessed lighting to the ceiling and a walk through with openings to either side leading into the dining/living kitchen.

Sitting Area

11'6 x 11'4 approx (3.51m x 3.45m approx)

The sitting area is situated between the hall and the main living/dining kitchen and has a glazed door with matching side panels leading to the lounge, parquet flooring and a plate rail to three walls.

Dining/Living Kitchen

18' x 15'6 approx (5.49m x 4.72m approx)

The dining kitchen was fitted with hand made with granite work surfaces and has a double bowl Belfast style sink with mixer taps set in a granite work surface which is positioned in the bay window that overlooks the rear garden and has cupboards and drawers beneath, cooking Range set in a recess with a granite back plate, a shelf over, cupboards and drawers to either side and granite work surfaces to either side of the cooking Range with drawers under, circular sink with a mixer tap set in a large central island which has a seating area to two sides with a wine rack, pull out storage baskets, microwave oven, an integrated dishwasher and cupboards below, further granite work surface with double storage cupboard beneath, upright integrated fridge and freezer and an upright shelved pantry style cupboard, all with the same doors as the kitchen units, tiled flooring which extends through into the sitting room/snug area, recessed lighting to the ceiling with a central light over the island, radiator in a decorative housing and a walk way with granite panelling to either side leading into the sitting room/snug.

Sitting Room/Snug

14'2 x 10'6 approx (4.32m x 3.20m approx)

The snug has a double glazed French door with double glazed windows to either side leading out to the rear garden, hand made fitted unit extending along one wall with shelving and display recesses having a granite surface with cupboards beneath, two radiators in decorative housings, cornice to the wall and ceiling, recessed lighting and a padded panelled door leading into:

Utility Room

10'6 x 4'8 approx (3.20m x 1.42m approx)

The utility room has a circular sink with a mixer tap set in a granite work surface with space for both a fridge and wine cooler as well as a cupboard below, upright shelved storage cupboard, tiled flooring, padded panelled doors leading to the ground floor w.c. and cinema room.

Ground Floor w.c.

Low flush w.c. and a hand basin set in an arched recess with mosaic tiling, light over and a glazed shelf above and an arched recess with a mirror and mosaic tiling to the wall above the w.c. and there is a dado rail to the walls.

Cinema Room

15'6 x 10'6 approx (4.72m x 3.20m approx)

The cinema room has ambient lighting to the walls which throws light onto the ceiling, recessed lighting to the ceiling, Kamdean style flooring, aerial and power points for a large wall mounted TV, LED skirting lighting to one wall, radiator and built-in storage cupboard.

First Floor Landing

Feature Georgian style arched double glazed window to the front, the original balustrade is continued from the stairs onto the landing, cornice to the wall and ceiling, two wall lights and padded doors to:

Bedroom 1

16'2 to 11'8 x 16'2 plus wardrobes (4.93m to 3.56m x 4.93m plus wardrobes)

Two Georgian style windows with fitted blinds to the rear, range of hand made wardrobes extending along one wall with a central drawer and double opening unit with folding doors to house a wall mounted TV, two padded seats to either side of the wardrobes, radiator in a decorative housing, cornice to the wall and ceiling, archway leading to the walk through which provides access to the landing and to the en-suite.

En-Suite

The tiled en-suite shower room has a corner shower with a mains flow shower system including a rainwater, a hand held shower and body jets, tiling to two walls and double opening glazed doors, low flush w.c. and a sink with mixer taps and a cupboard under, chrome ladder heated towel radiator, mirror with lighting to the wall, tiled recess with light to one wall, mirror fronted vanity cupboard, cornice to the wall and ceiling, recessed lighting to the ceiling and tiled flooring.

Bedroom 2

19'2 to 14'3 x 10'6 approx (5.84m to 4.34m x 3.20m approx)

The second bedroom has double opening French style doors with a wrought iron Juliette balcony overlooking the rear garden, two Velux windows to the vaulted ceiling, internal window with marble tiling to two walls looking through into the bathroom, two wall lights, mounting for a wall mounted TV and feature vertical radiator.

Bedroom 3

16'2 x 10'2 approx (4.93m x 3.10m approx)

This double bedroom has two Georgian style double glazed windows to the front and a radiator.

Bathroom

The bathroom that serves the two bedrooms to the left hand side of the house is fully tiled with steps leading to a Japanese plunge bath which has mixer taps with a hand held shower and mains flow shower over, two tiled recesses with ambient lighting to one wall, internal window providing natural light into the bathroom from the second bedroom, low flush w.c. and a moulded hand basin and mixer tap set with a surface to the side and illuminated mirror to the wall above, chrome heated ladder towel radiator and recessed lighting to the ceiling.

Bedroom 4

16'7 x 10'9 approx (5.05m x 3.28m approx)

Two Georgian style double glazed windows to the front and two similar windows to the rear, two double built-in wardrobes with drawers below and a central mirror between the wardrobes, further double wardrobe with cupboards over and fitted drawers and two double cupboards, cornice to the wall and ceiling and a radiator.

Bedroom 5

11'2 x 9'4 approx (3.40m x 2.84m approx)

Two double glazed windows to the front, cornice to the wall and ceiling and a feature vertical radiator.

Family Bathroom

The luxurious main bathroom has a white suite and includes a double ended spa bath with cushioned head rests to either end, mixer taps and a hand held shower set on a granite surface with mirrored panelling to three walls and recessed lighting above, hand basin with mixer tap and having a chrome stand below with glazed shelving, large walk-in shower with a mains flow shower system including an overhead rainwater shower and a hand held shower with shower panelling to three sides and a pivot glazed door and a low flush w.c., feature wall mounted chrome towel radiator, half tiled walls, second chrome ladder towel radiator, cornice to the wall and ceiling, recessed lighting to the ceiling, mirror with glazed shelf to one wall, electric shaver point and an extractor fan.

Outside

At the front of the property there is a long pebbled drive running from the entrance gates to the front of the house and garage and there is box hedging to either side of the driveway with lawned areas that have beds to the sides, there is a wall and wrought iron fence to the front and left hand side boundaries and a low level wall to the right.

The rear garden is Southerly facing and has a patio extending across the rear of the house with uplighting and this leads onto a long lawned garden which has established borders to the sides and at the bottom of the garden there is a walk through to further seating areas. The rear garden is kept private by having a wall to the right hand and rear boundaries and fencing to the left hand side and an outside water supply, external power points and lighting are provided.

Garage

22'6 to 15'4 x 16'2 to 10'2 approx (6.86m to 4.67m x 4.93m to 3.10m approx)

The garage is positioned to the front of the property and we believe there will be the opportunity for this to be changed into an annex if someone has an elderly relative or older child living at the property who might wish to have a level of independent living. There are three double glazed windows to the front with fitted blinds, a Velux window to the roof, folding electrically operated up and over door to the front, personal door which leads out to the front of the house which could be the entrance to a separate annex if this was created at the property, painted flooring, utility area with plumbing and space for both an automatic washing machine and tumble dryer and also space for other upright appliances, wall mounted Worcester Bosch boiler and lighting and power points are provided and there is also an aerial point for a wall mounted TV if this was required in the garage/annex.

Directions

Proceed out of Long Eaton along Derby Road and after passing Trent College the property can be found on the left hand side.
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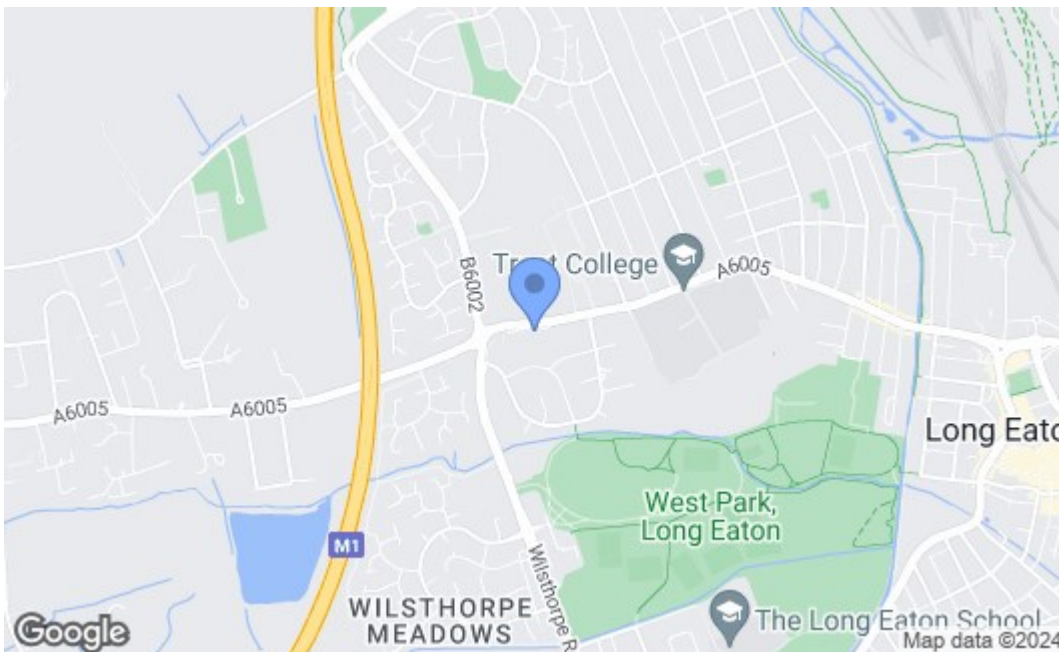
Council Tax

Erewash Borough Council Band F





Robert Ellis
ESTATE AGENTS



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