



Wensleydale Road,  
Long Eaton, Nottingham  
NG10 3HL

**£300,000 Freehold**



THIS IS A TRADITIONAL BAY FRONTED DETACHED HOUSE WHICH IS POSITIONED ON ONE OF THE LARGEST PLOTS IN THE AREA.

Being situated on Wensleydale Road, this three bedroom detached property provides the opportunity for a new owner to extend the property to either side or at the rear and to upgrade it to suit their own requirements. For the size of the accommodation and the plot to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this detached property for themselves. The property is well placed for easy access to all the amenities and facilities provided by the surrounding area which includes excellent local schools, easy access to Long Eaton and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property stands back from the road with gardens extending to four sides and is constructed of brick to the external elevations under a pitched tiled roof. The accommodation derives the benefits of having gas central heating and double glazing and being entered through a stylish composite front door includes a reception hall with a ground floor w.c. off, a through lounge which includes a dining area, with this room having been originally two separate rooms, the extended kitchen has wall and base units and to the first floor the landing leads to the three bedrooms, a shower room and separate w.c. Outside there is an adjoining brick garage with a drive at the front and either side of the driveway there are large lawned areas with hedging to the front boundary. At the rear of the house there are patio areas to the rear and sides of the property, a lawn with raised borders and the garden is kept private by having fencing and brickwork to the boundaries.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 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 with an outside light, house number plate and a letter box positioned on the wall next to the stylish composite front door with an inset vertical panel which leads to:

### Reception Hall

Stairs with hand rail leading to the first floor, radiator, understairs storage cupboard, oak panelled doors leading to the lounge, ground floor w.c. and understairs cupboard with an oak door having inset glazed panels leading into the kitchen.

### Ground Floor w.c.

Having a white low flush w.c., corner hand basin with mixer tap and tiled splashback and cupboard above, opaque double glazed window and extractor fan.

### Lounge/Dining Room

23' plus bay x 12' approx (7.01m plus bay x 3.66m approx)  
The through lounge was originally two rooms and now includes a dining area having a double glazed bay window to the front, double glazed window to the rear and two radiators.

### Kitchen

14'0" x 11'7" approx (4.29m x 3.55m approx)  
The kitchen is fitted with a 1½ bowl enamel sink with a mixer tap set in a work surface with spaces for a dishwasher, automatic washing machine and double cupboard and drawer beneath, further work surface set in an arched recess with a double cupboard below and shelf above, a newly fitted Bosch hob set in a work surface with cupboards and drawers below, space for a fridge/freezer, Bosch oven with pan drawers below and a cupboard above, matching eye level wall cupboards, wine rack and hood to the cooking area, tiling to the walls by the work surface areas, tiled flooring, double glazed box bay window to the rear, half double glazed door leading out to the rear garden, recessed lighting to the ceiling, the electric consumer unit and meter housed in an eye level cupboard and a further built-in broom cupboard with a cupboard over.

### First Floor Landing

The balustrade is continued onto the landing, double glazed window to the side and hatch to loft.

### Bedroom 1

13'10" x 12'3" approx (4.23m x 3.75m approx)  
Double glazed bay window to the front and a radiator.

### Bedroom 2

12'3" x 10'9" approx (3.75m x 3.28m approx)  
Double glazed window to the rear, radiator and circular mirror to one wall.

### Bedroom 3

9'6" x 6'6" approx (2.9m x 2m approx)  
Double glazed bow window to the front, radiator and fitted shelves over the bulkhead of the stairs.

### Shower Room

The bathroom has been changed into a shower room and is fully tiled with a large walk-in shower having a mains flow shower system, tiling to three walls, a sliding glazed door and protective screen, hand basin with a mixer tap and double cupboard below and a mirror fronted cabinet above, chrome ladder towel radiator, opaque double glazed window, and a built-in airing/storage cupboard with a double cupboard over.

### Separate w.c.

Having a low flush w.c. and an opaque double glazed window.

Note: The bathroom and existing separate w.c. could easily be combined to create a larger bathroom for the property.

### Outside

At the front of the property there is a driveway leading to the garage and a path runs from the drive to the front door and across the front of the house with a gate to the right hand side of the property which provides access to the rear garden. There are large lawned areas to either side of the drive with an established hedge running along the front boundary.

To the rear of the house there is a patio which extends to either side of the property, a lawn with raised borders to the rear and side, to the right hand side of the house there is a pebbled drying area and there is also a wooden shed which will remain at the property when it is sold. There is fencing to either side of the garden to create privacy and to the right hand side a gate provides access to the front. There is an outside water supply and external lighting provided.

### Garage

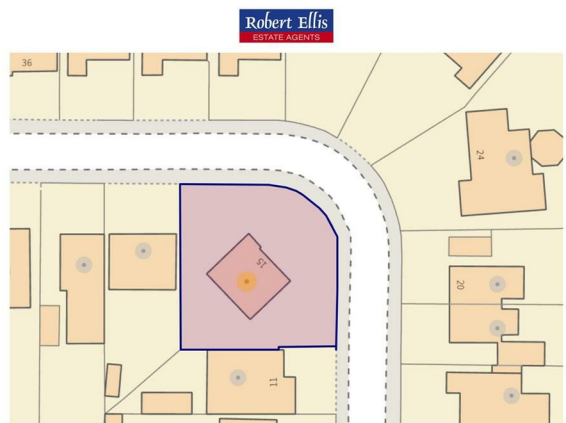
17' x 8' approx (5.18m x 2.44m approx)  
The adjoining brick garage has an up and over door to the front, double glazed window to the side, a wall mounted boiler and power and lighting is provided.

### Directions

Proceed out of Long Eaton along Derby Road turning left at the traffic island into Wilsthorpe Road. Continue over the next mini island and at the next traffic island turn right into Dovedale Avenue where Wensleydale Road can be found as the first turning on the right hand side and the property identified by our for sale board. 7657AMMP

### Council Tax

Erewash Borough Council Band C



Robert Ellis  
ESTATE AGENTS



TOTAL FLOOR AREA: 1162 sq.ft. (107.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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	

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