



Hillside Drive,
Long Eaton, Nottingham
NG10 4AH

£650,000 Freehold



This is a large individual detached family home which has been re-designed to create a superb kitchen/diner with bi-folds out onto a private South facing garden, located in one of the most desirable roads in Long Eaton close to West Park.

Robert Ellis are pleased to be instructed to market this large detached home which has spacious and well proportioned accommodation arranged on three levels. The house has been extended to the rear and at the side and into the original loft space to create this large family home which we are sure will appeal to people who are looking for a home of this size in the Long Eaton area. For the size of the accommodation and privacy of the mature Southerly facing garden at the rear to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is well placed for easy access to all the local schools which include The Wilsthorpe Academy and Trent College which are within walking distance and to excellent transport links, all of which have helped to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the accommodation derives the benefits of having a thermal solar hot water system which reduces energy costs during the summer months and double glazing. The house includes a reception hall with a ground floor w.c. off and tiled flooring which extends into the living/dining kitchen and both the sitting areas at the rear of the property. There is a lounge at the front, a further sitting room, the large dining kitchen which has walnut finished units and integrated appliances with bi-folding doors leading out to the garden and internal doors to a further sitting/study area. To the first floor the landing leads to the three double bedrooms and the family bathroom, with the main bedroom having an en-suite shower room and dressing area. To the second floor there are two further good size bedrooms, one of which has an en-suite shower room/w.c. Outside there is the integral garage which also has a utility area and houses the hot water tank for the heating system, there is block paved parking at the front and a private, Southerly facing mature garden at the rear which has a large lawn and fencing to the boundaries.

Long Eaton is a very popular location situated between Nottingham and Derby and offers excellent shopping facilities including an Asda, Tesco, Aldi and recently opened Lidl store and many other retail outlets, as previously mentioned there are excellent schools for all ages including Trent College and The Wilsthorpe Academy, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, Long Eaton and East Midlands Parkway stations, East Midlands Airport and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Half Georgian glazed wood panelled front door leading to:

Reception Hall

Stairs with balustrade leading to the first floor, internal door to the garage, panelled doors to the rooms off the hall, tiled flooring with under floor heating which extends into the living/dining kitchen, sitting area and conservatory.

Ground Floor w.c.

Having a white low flush w.c., hand basin with mixer tap, opaque double glazed window and tiled flooring with underfloor heating.

Lounge or Separate Dining Room

11'8 plus bay x 11'9 approx (3.56m plus bay x 3.58m approx)

Double glazed bay window to the front, two feature block glazed panelled windows to the side wall, recessed lighting to the ceiling, wooden flooring and a feature vertical radiator.

Sitting Room

The sitting room opens to the study/sitting area at the rear of the house and has a double glazed window to the side, tiled flooring with underfloor heating and a bracket for a wall mounted TV.

Study/Sitting Area

15'2 x 9' approx (4.62m x 2.74m approx)

This room is situated between the sitting room and living/dining kitchen and has double opening, double glazed French doors leading out to the rear garden, double glazed windows to the rear and side, feature internal window providing natural light into the kitchen, tiled flooring with underfloor heating, two wall lights, double opening Georgian glazed doors leading to the dining/living kitchen.

Dining/Living Kitchen

21'2 to 8'4 x 18'3 to 14' approx (6.45m to 2.54m x 5.56m to 4.27m approx)

The kitchen is fitted with Walnut finished units and marble effect work surfaces and includes a 1½ bowl sink with a mixer tap and a five ring hob set in a work surface with cupboards, a double drawer fridge, the corner cupboards have fitted carousels, double Neff oven and warming drawer with cupboards above and below, Hotpoint microwave oven and coffee machine (not tested) with a drawer below and cupboard over, upright shelved pantry cupboard, work surface with cupboards and drawers beneath and two glazed shelves with ambient lighting on the panelled wall above, work surface with double shelved display cupboard beneath, matching eye level wall cupboards, further work surface with double cupboard under, space for an American style fridge/freezer, double glazed window to the side, bi-folding doors leading out to the rear garden, tiled flooring with underfloor heating and recessed lighting to the ceiling.

First Floor Landing

The balustrade continues from the stairs onto the landing and there is a flight of stairs with a balustrade taking you to the second floor, double glazed window to the front, radiator and doors to:

Bedroom 1

13'7 x 10'6 approx (4.14m x 3.20m approx)

The main bedroom has a double glazed window to the front, radiator and a bracket for a wall mounted TV.

Dressing Area and En-suite

The dressing area has built-in wardrobes and drawers to either side and leads into the en-suite area where there is a walk-in shower with a mains flow shower system, tiling to three walls and a pivot glazed door, wall mounted hand basin with a mixer tap and a low flush w.c., tiling to the walls and floor with underfloor heating, chrome ladder towel radiator, opaque double glazed window, recessed lighting to the ceiling and an extractor fan.

Bedroom 2

12' plus bay x 11'9 approx (3.66m plus bay x 3.58m approx)

Double glazed bay window to the front and a radiator.

Bedroom 3

12'9 x 11'10 approx (3.89m x 3.61m approx)

Double glazed window to the rear, sink set on a surface with double cupboard under and a dressing table with shelving to the left hand side and further shelving to the right and above the sink area and a double radiator.

Bathroom

The main bathroom is fully tiled and has a white suite including a spa bath with a central mixer tap, pedestal wash hand basin with a mixer tap and a low flush w.c., shower cubicle with a mains flow shower system, tiling to three walls, high level glazed shelf and a shower curtain, tiled flooring with underfloor heating, chrome ladder towel radiator, opaque double glazed window and recessed lighting to the ceiling.

Second Floor Landing

There are two double built-in storage cupboards on the landing and panelled doors leading to:

Bedroom 4

17' x 8' approx (5.18m x 2.44m approx)

Two Velux windows to the rear, access to the roof space and a radiator.

En-Suite

The en-suite has a corner shower with a mains flow shower system, tiling to two walls and a protective curtain, low flush w.c. and a hand basin set on a surface with a double cupboard beneath and a radiator.

Bedroom 5

13'8 x 10'7 approx (4.17m x 3.23m approx)

Two Velux windows and a radiator.

Outside

At the front of the property there is a block paved driveway which provides off road parking for up to three vehicles, there are established beds and planting to the sides and front which helps to provide natural screening into the lounge, there is fencing to both the left and right boundaries and to the left hand side of the house there is a block paved path and gate which provides access to the rear.

The rear garden is South facing and is a lovely feature of this spacious home and has an astroturf and decked area to the immediate rear of the property (which does need some attention), a slate chipped bed which extends down the right hand side of the property where there is a storage area, large lawned area with planting and screening to the sides, there is a shed at the bottom of the garden and fencing to the boundaries. Outside lighting is provided at the rear of the house and there is an outside tap.

Garage

16'8 x 10' approx (5.08m x 3.05m approx)

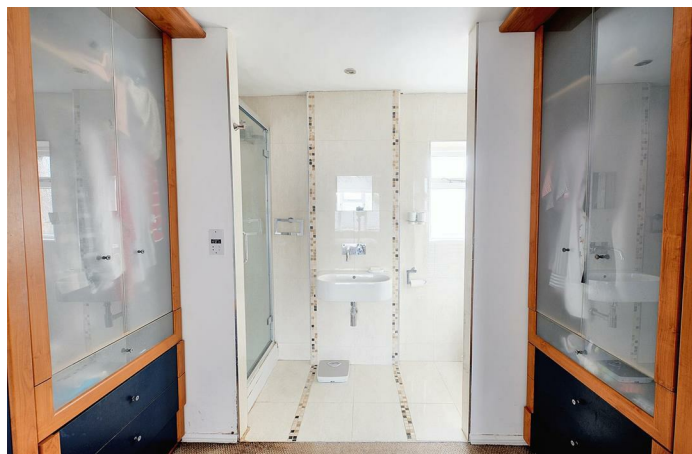
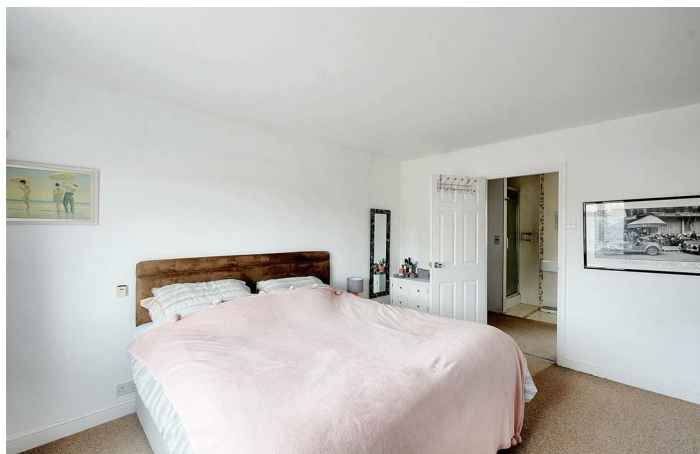
The integral garage has an up and over wooden door to the front, an internal door leading into the hall, stainless steel sink set in a work surface with space for an automatic washing machine and tumble dryer below, Worcester Bosch wall mounted boiler and hot water tank which provides hot water for the central heating and general use and provides hot water during the warmer months and this in turn helps to reduce the energy costs of running the property, space for a fridge freezer, fitted shelving to one wall, lighting and power points are provided.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road and first left into Parkside Avenue. Turn first left into Hillside Drive and the property can be found on the right hand side.
7839AMMP

Council Tax

Erewash Borough Council Band E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		64	
(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.