



Douglas Road,  
Long Eaton, Nottingham  
NG10 4BD

**Price Guide £240-250,000**

**Freehold**

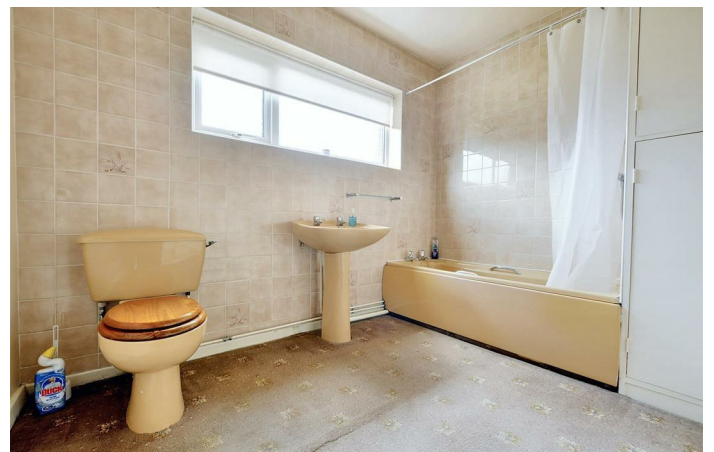


THIS IS A THREE BEDROOM CHALET STYLE PROPERTY WITH THE POTENTIAL TO UPGRADE WHICH IS SITUATED ON A MOST SOUGHT AFTER ROAD ON THE OUTSKIRTS OF LONG EATON.

Being located on Douglas Road, this chalet style detached property offers a lovely home which has a ground floor double bedroom and two double bedrooms to the first floor. For the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. The property is being sold with the benefit of NO UPWARD CHAIN and in time provides a new owner with the opportunity to stamp their own mark on their next home. The property is well placed for all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which have helped to make this a very popular and convenient location to live.

The property has a gable fronted appearance and is constructed of brick with stonework to the front elevation, all under a pitched tiled roof. The house derives all the benefits from having gas central heating (not tested) and double glazing and includes a spacious reception hallway with a feature open tread staircase leading to the first floor, a large lounge which includes a dining area and has double opening, double glazed French doors leading out to the private rear garden, the kitchen is fitted with wall and base units, there is the ground floor bedroom which has ranges of built-in furniture and a large bathroom which currently has a coloured suite but has the space to install a separate shower as well as a bath. To the first floor the landing has a walk-in storage cupboard off which could be extended to create a first floor bathroom/w.c. and there are two double bedrooms. Outside there is a driveway to the left of the property which leads to the detached brick garage positioned at the rear, there are well planted gardens to both the front and rear with there being several places to sit and enjoy outside living in the rear garden which has fencing and natural screening to the boundaries.

The property is only a few minutes drive away from the centre of Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the transport links include J25 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.



The front door has an opaque double glazed panel and a matching side panel leading to:

#### Reception Hall

Wood open tread staircase and balustrade leading to the first floor, opaque double glazed window with fitted blind to the side, built-in cupboard housing the gas boiler and a double cloaks/storage cupboard providing shelving and hanging space, radiator with a shelf over and there is a door with a glazed panel to the side leading to the lounge and doors to the kitchen, bedroom and bathroom.

#### Lounge/Dining Room

17'9" x 12' approx (5.41m x 3.66m approx)

The lounge includes a dining area and has double glazed French doors with matching side panels having fitted blinds and curtains leading out to the rear garden and a eye level block glazed panel to the wall, two radiators with shelves over, cornice to the wall and ceiling and a feature electric coal effect fire with shelves to either sides.

#### Kitchen

9'7" x 9' approx (2.92m x 2.74m approx)

The kitchen is fitted with wood grain finished units and includes a 1½ bowl sink with a mixer tap set in a work surface which extends to three sides and has cupboards with the corner cupboard having a pull out racked system, drawers and an integrated washing machine below, matching eye level wall cupboards, space for a gas cooker with a hood over, double serving hatch through into the living room, space for an upright fridge freezer, tiling to the walls by the work surface areas, tiled flooring, radiator, double glazed window with fitted blind to the rear and a half opaque double glazed door to the side.

#### Bedroom 3

12' x 9' plus wardrobes approx (3.66m x 2.74m plus wardrobes approx)  
Double glazed window with fitted blind to the front, a range of wardrobes extending along two walls with cupboards over, dressing table with drawers under and a fitted headboard with two bedside units and a radiator.

#### Bathroom

9'8" x 8'2" approx (2.95m x 2.49m approx)

The large bathroom could easily incorporate a separate shower as well as a bath and currently has a colored suite including a panelled bath with hand rails and a mains flow shower over with tiling for three walls and a protective glazed screen, pedestal wash hand basin with a glazed shelf over, low flush w.c., opaque double glazed window, tiling to the walls by the w.c. and sink areas, radiator with a rail over, double wall mounted cupboard with sliding mirror doors and a glazed shelf below, double airing/storage cupboard with a double shelved cupboard above.

#### First Floor Landing

With doors to:

#### Walk-in Storage Cupboard

There is a large walk-in storage cupboard off the landing which could with a dormer extension and easily become a first floor bathroom/w.c.

#### Bedroom 1

12' x 11'8" approx (3.66m x 3.56m approx)

Double glazed window with blind to the front, radiator and access to the roof storage space.

#### Bedroom 2

11'8" x 9'2" approx (3.56m x 2.79m approx)

Double glazed window with fitted blind to the rear.

#### Outside

At the front of the property there is a slabbed and block paved driveway which runs down the left hand side of the property to the garage which is positioned at the rear. The slabbed path extends across the front of the property where there is also a lawn with established borders to the sides with a wall to the front and fencing to the side boundaries. From the driveway there is a wrought iron gate and side panel providing access to the rear garden.

At the rear of the house there is a slabbed pathway and a lawn with established borders to the sides, with a further paved area behind the garage and the garden is kept private by having fencing to the three boundaries and there is an outside water supply provided at the rear of the property.

#### Garage

18' x 8'9" approx (5.49m x 2.67m approx)

The detached brick garage has an up and over door to the front, a double glazed window to the side, a light is provided in the garage and there is the wall mounted gas meter.

#### Directions

Proceed out of Long Eaton along Derby Road and after passing the bend with the church, Douglas Road can be found as the fifth turning on the right hand side.

8036AMMP

#### Council Tax

Erewash Borough Council Band C

#### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 15mbps, Superfast 64mbps, Ultrafast 1000mbps

Phone Signal – EE, Three, 02, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

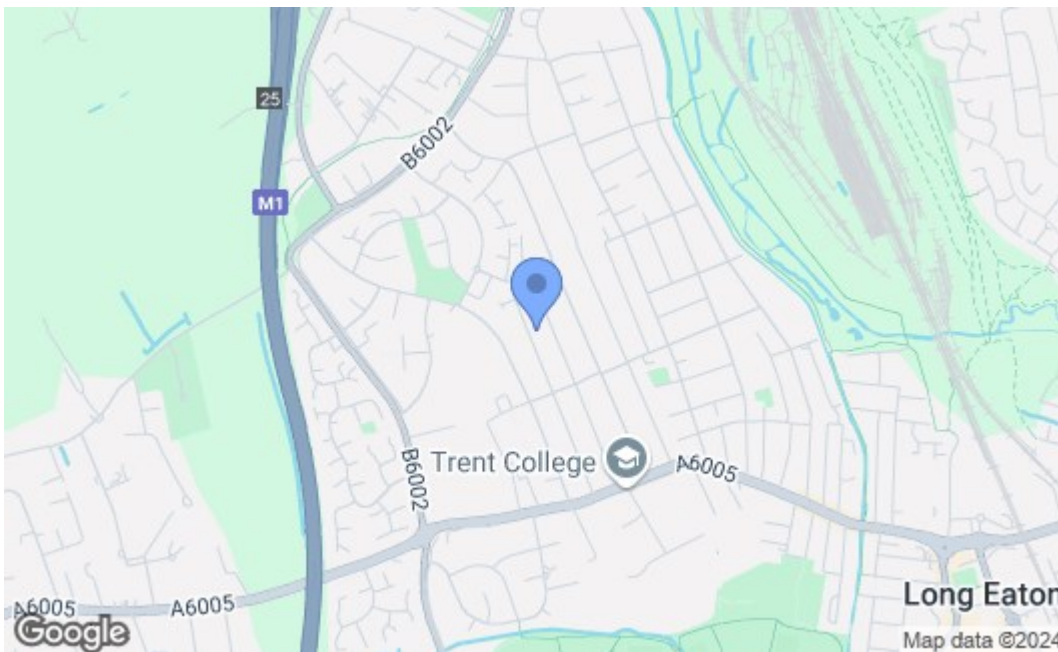
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		49	
(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.