



Haslemere Road,  
Long Eaton, Nottingham  
NG10 4AG

**£685,000 Freehold**





THIS REALLY IS A VERY SPACIOUS, WELL-PRESENTED, INDIVIDUAL DETACHED PROPERTY LOCATED ON THE MOST PRESTIGIOUS ROAD ON THE OUTSKIRTS OF LONG EATON.

Robert Ellis are pleased to bring to the market this unique individual property, situated on a quiet cul-de-sac, this large, detached property provides deceptively spacious accommodation which will suit a family who are looking to be close to excellent local state and independent schools or an older purchaser who are looking for the option of ground floor bedroom and living accommodation.

The property really does provide something special, and it will be very difficult for any interested parties to be able to appreciate the extent and layout of the accommodation included by just taking a casual glance at the front elevation, so we strongly recommend they take a full inspection, so they are able to see all that is included in this lovely home for themselves. As well as being within easy reach of the local schools which are only a few minutes walk away, it is close to many other amenities and facilities offered by Long Eaton and the surrounding area, all of which have helped to make Parkside such a popular and convenient place for people to live.

The property has a gable-fronted appearance and is constructed of an attractive facia brick to the external elevations under a pitched tiled roof. The current owners have made several improvements to the property, including all windows being refitted by KLG with a 10-year warranty, refitted ground floor bathroom by Palmers of Trent Bridge, soffits and facias being refitted, new remote control Hormann roller shutter door, water softening system fitted the mains water supply, new internal doors, redecorated and re-carpeted throughout, as well as altering other aspects of the property.

The well-proportioned and tastefully finished accommodation derives all the benefits of GAS CENTRAL HEATING and RE-FITTED DOUBLE GLAZING and includes a fully enclosed porch with a feature leaded entrance door, leading through into the spacious reception hall, off which double doors take you to the family room with dining area and off this room there is a CONSERVATORY which connects the family living accommodation to the private gardens at the rear. There is a large living room positioned at the front of the house which could have several alternative uses as maybe required by a new owner, and at the rear there is the large kitchen which has been re-fitted and includes extensive ranges of wall and base units with granite work surfaces, filtered drinking water tap and INTEGRATED APPLIANCES, off the kitchen there is the utility room which has a refitted secure door leading out to the rear. There is also a very large bedroom suite on the ground floor with modern built-in wardrobes, the master suite benefits from having its own EN-SUITE shower room, a second ground-floor double bedroom, and a refitted four piece suite ground-floor bathroom. To the first floor, the spacious landing leads to two further double bedrooms, both of which have ranges of fitted bedroom furniture with the main bedroom on this floor having an EN-SUITE shower room and then there is the main first-floor refitted bathroom.

Outside there is a DOUBLE TANDEM GARAGE to the right of the property with re-fitted Hormann remote-controlled roller shutter door, a block paved driveway at the front which provides OFF ROAD PARKING for several vehicles, and from the front, there is access to either side of the property to the rear where there is a very private garden with a large, decked area for the purchasers to enjoy outside living. This really is a very spacious individual property which provides two large reception rooms, a conservatory, four double bedrooms with four-bathroom facilities. As well as being a lovely family home, it also provides an accommodation layout for elderly relatives or older children to live with the family due to the flexible layout of the rooms that are included.

As previously mentioned the property is within easy walking distance of both state and independent schools which include Wilsthorpe School on Derby Road as well as TRENT COLLEGE and THE ELMS, there are Asda and Tesco supermarkets and many other retail outlets found in Long Eaton town center, sports, and leisure facilities at the West Park Leisure Centre where there also lovely walks in the park which is also within just a few minute's walk and excellent transport links which include J25 of the M1, stations at Long Eaton and East Midlands Parkway, East Midlands Airport, and the A52 and other main roads, all of which provide good access to Nottingham, Derby, and other East Midlands towns and cities.





### Porch

UPVC double glazed leaded feature door to the front with fixed double glazed panels either side, tiling to the floor, ceiling light point and internal full glazed door to:

### Entrance Hall

Double glazed door to the front with fixed double glazed panels either side, tiling to the floor, wall mounted radiator, coving to the ceiling, ceiling light point, stairs to the first floor with feature leaded glazed window to the side, archway to additional cloaks/storage space with ceiling light point, built-in wardrobes with sliding mirror doors, built-in shelving and hanging rail and internal panelled door to:

### Living Room

17'8 x 13'6 approx (5.38m x 4.11m approx)

UPVC double glazed window to the front with two UPVC double glazed windows to the side, two wall mounted radiators, oak wood flooring, coving to the ceiling and ceiling light point.

### Dining/Family Room

21'10 x 15'1 approx (6.65m x 4.60m approx)

This large additional reception room currently offers additional sitting space along with dining table, two UPVC double glazed windows to the side, three wall mounted radiators, ceiling light point, coving to the ceiling, feature Adam style fireplace incorporating a wooden mantle with marble hearth and surround and Living Flame gas fire, oak wood flooring, internal glazed French doors to the entrance hall and sliding patio door to:

### Conservatory

14'2 x 10'7 approx (4.32m x 3.23m approx)

This re-fitted conservatory incorporates a glass roof above, brick built dwarf walls, tiling to the floor, double glazed French doors to the decked area and enclosed garden to the rear. Wall mounted radiator providing year round use, light and power.

### Fitted Kitchen

12'7 x 10'11 approx (3.84m x 3.33m approx)

With a range of matching wall and base units incorporating a quartz work surface over, 1½ bowl sink and drainer with swan neck mixer tap and additional tap for filtered cold water, four ring Neff gas hob, built-in Neff oven below and stainless steel Neff extractor hood over, integrated AEG dishwasher and ample cupboards providing useful additional storage, UPVC double glazed window to the rear, under counter pelmet lighting, coving to the ceiling, ceiling light point, space and point for a free standing fridge freezer, wall mounted radiator, tiling to the wall, internal panelled door to:

### Utility Room

9'11 x 6'4 approx (3.02m x 1.93m approx)

With a range of matching wall and base units incorporating laminate work surface above, Franke 1½ bowl stainless steel sink with mixer tap over, space and plumbing for an automatic washing machine, space and point for a free standing tumble dryer, tiling to the floor, wall mounted radiator, re-fitted composite door to the rear with inset blinds, UPVC double glazed window to the side.

### Pantry

6'6 x 2'9 approx (1.98m x 0.84m approx)

Providing useful additional storage space, UPVC double glazed window to the side, tiling to the floor and walls.

### Bedroom 2

13'7 x 10'9 approx (4.14m x 3.28m approx)

This second double bedroom has views over the landscaped garden and has a UPVC double glazed window to the front, wall mounted radiator, oak wood flooring and ceiling light point.

### Re-Fitted Ground Floor Bathroom

8'3 x 6'5 approx (2.51m x 1.96m approx)

A re-fitted suite installed by Palmers of Trent Bridge comprising of a paneled bath with mains fed rainwater shower head above with handheld shower, low flush w.c., wall hung vanity wash hand basin with storage cupboards below, additional shower tray with shower attachment over, chrome heated towel rail, UPVC double glazed window to the side, recessed spotlights to the ceiling, tiled splashbacks with feature inset Moroccan tiling, loft access hatch, extractor fan, wall mounted decorative feature mirror.

### Side Lobby

9'3 x 3'6 approx (2.82m x 1.07m approx)

Stained glass feature windows to the front, coving to the ceiling, recessed spotlights, tiling to the floor, internal panelled doors to the master bedroom and en-suite and integral garage.

### Bedroom 1

21'2 x 14'5 approx (6.45m x 4.39m approx)

UPVC double glazed window to the rear overlooking the garden to the rear, wall mounted radiator, recessed spotlights to the ceiling, fitted wardrobes offering ample storage space with inset LED lighting.

### En-Suite

8'4 x 5'1 approx (2.54m x 1.55m approx)

Three piece suite comprising of a large quadrant shower enclosure with mains fed shower above, semi recessed vanity wash hand basin with storage cupboard below and additional mirror cabinet above, low flush w.c., tiling to the floor, tiled splashbacks, chrome heated towel rail, ceiling light point and extractor fan.

### First Floor Landing

Ceiling light point, wall mounted radiator, Velux roof light, vaulted landing area with built-in wardrobe providing ample additional storage and internal panelled doors to:

### Bedroom 3

13'10 x 12'8 approx (4.22m x 3.86m approx)

UPVC double glazed window to the rear, wall mounted radiator, ceiling light point, a pair of built-in wardrobes providing ample additional storage and panelled door to:

### En-Suite Shower Room

6'2 x 4'9 approx (1.88m x 1.45m approx)

Walk-in shower enclosure with mains fed shower above, low flush w.c., vanity wash hand basin with storage cupboard below, UPVC double glazed window to the side, heated towel rail, tiling to the floor, tiling to the walls, ceiling light point and extractor unit.

### Bedroom 4

16'5 x 15'5 max approx (5.00m x 4.70m max approx)

UPVC double glazed window to the front, wall mounted radiator, ceiling light point, built-in double wardrobe providing ample additional storage, loft access hatch with pull down wooden ladder providing additional storage.

### Bathroom

A modern three piece suite comprising of an L shaped panelled bath with mains fed shower over, vanity wash hand basin with storage cabinets below and mirror cabinet above, low flush w.c., heated towel rail, tiling to the walls, coving to the ceiling, Moroccan feature tiling to the floor, UPVC double glazed window to the side, ceiling light point and extractor fan.

### Outside

There is a double tandem garage to the right of the property with re-fitted Herman remote-controlled roller shutter door, a block paved driveway at the front which provides off road parking for several vehicles and from the front, there is access to either side of the property to the rear where there is a very private garden with a large decked area for the purchasers to enjoy outside living.

### Garage

26'6 x 10'5 approx (8.08m x 3.18m approx)

Tandem garage incorporating a recently fitted Hormann electric roller shutter door to the front with remote control, Valliant central heating boiler, light and ample power points, mega flow hot water cylinder with pressurised system, LED lighting, electrical consumer unit, integrated Harvey water softener providing softened water throughout the house. Outside tap.

### 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.

7272AMNM

### Council Tax

Erewash Borough Council Band G

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 10Mbps, Superfast 70Mbps, Ultrafast 1000Mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, flood risk low

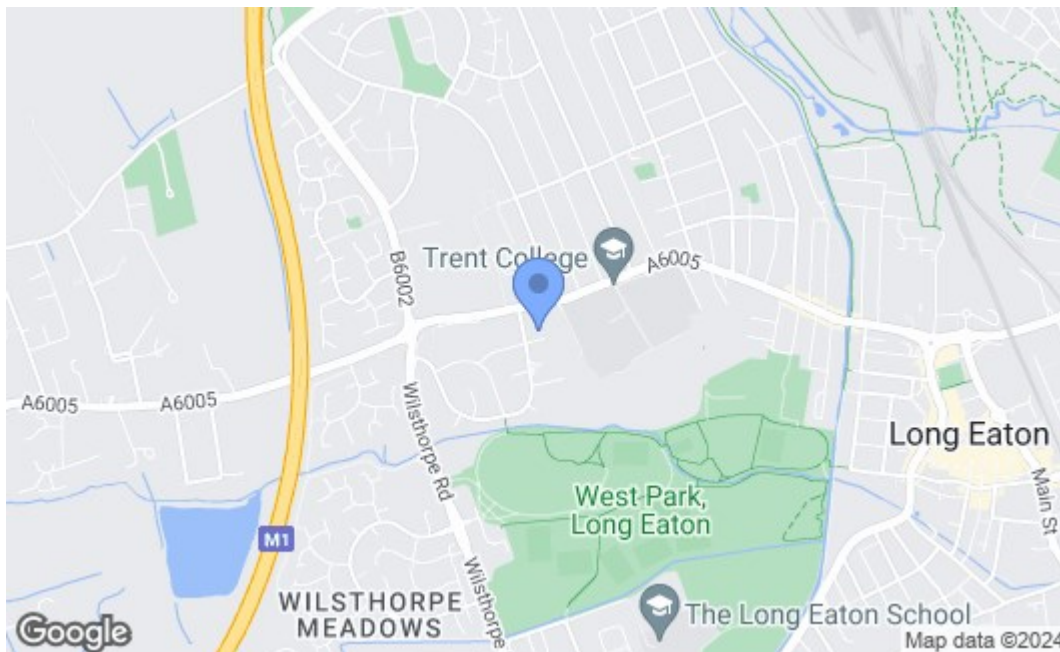
Flood Defenses – No

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			
(81-91) B			
(69-80) C			
(55-68) D		59	
(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 <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			
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.