

Robert Ellis

look no further...



Cranmer Street,
Long Eaton, Nottingham
NG10 1NQ

O/O £250,000 Freehold

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@robertellisea

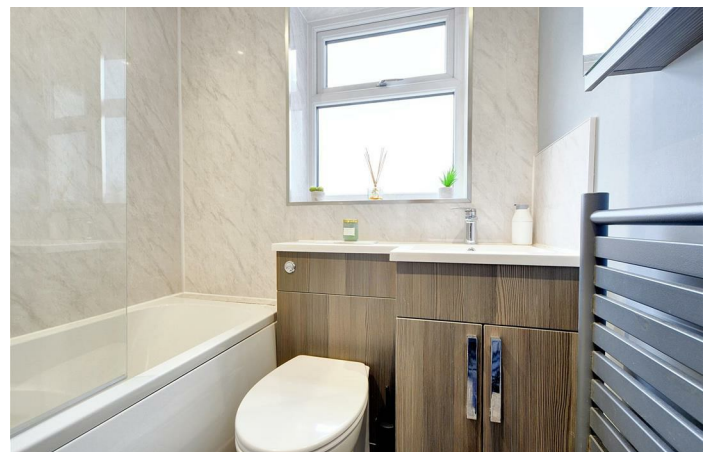


THIS IS A SPACIOUS, FULLY UPGRADED TRADITIONAL THREE GENEROUS BEDROOM SEMI DETACHED PROPERTY WHICH IS WELL INSULATED THROUGHOUT AND PROVIDES A LOVELY HOME WHICH IS READY FOR IMMEDIATE OCCUPATION AND AN EARLY VIEWING COMES HIGHLY RECOMMENDED IN ORDER TO APPRECIATE THE SIZE OF THE ACCOMMODATION ON OFFER.

Being located towards the end of Cranmer Street, this traditional three bedroom property has been fully updated throughout and as people will see when they inspect the property, it has been re-wired, had a new heating system installed, had new internal joinery work, had the kitchen and bathrooms being totally re-fitted, has new floor coverings throughout and has been re-decorated and we are sure it will appeal to a whole range of buyers. The property is well placed for easy access to the centre of Long Eaton with Asda and the town centre only being a five minute walk away which will be appealing to many people who want to be close to all the local amenities and facilities provided by Long Eaton.

The property is constructed of brick with render to the external elevations under a pitched tiled roof and the spacious accommodation derives all the benefits from having gas central heating and double glazing. The house is entered through a stylish front door into the open plan living space which includes a lounge/sitting area and a dining area with windows to the front, rear and side, there is a doorway leading to the staircase which takes you to the first floor from this open plan space and there is a door to the exclusively fitted breakfast kitchen which has grey gloss units and integrated cooking appliances and there are double opening, double glazed French doors from the kitchen to the private rear garden. To the first floor the landing leads to the three good size bedrooms, two of which have ranges of built-in wardrobes and the luxurious bathroom which has a white suite with a shower over the bath. Outside there is a walled area at the front of the house, a shared driveway running down the right hand side to an off road parking space and to the detached, concrete sectional garage. The rear garden has been landscaped with an Indian sandstone patio leading to an astroturf lawn with a further patio at the bottom of the garden where there is also a garden room/bar which is positioned behind the garage.

As previously mentioned the property is only a short walk away from the town centre where there are Asda, Tesco, Lidl and Aldi stores as well as number other retail outlets, there are excellent schools within easy reach of the house, the healthcare and sports facilities which includes two doctors surgeries and the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch with canopy over which extends across the front of the property and an outside light by the UPVC front door which has inset leaded opaque glazed panels and leads to:

Open Plan Lounge/Dining Room

24'10" x 15' to 12' approx (7.57m x 4.57m to 3.66m approx)

This large open plan living space has a double glazed bow window to the front, feature electric log burning stove set in a chimney breast with a wooden mantle, further double glazed windows to the rear and side, three radiators, cornice to the wall and ceiling, doors with inset glazed panels leading to the stairs and to the breakfast kitchen, understairs storage cupboard which houses the electric consumer unit, has shelving and space and power point for a tumble dryer and there are two central light points with further power points for lamps around this open plan living space.

Breakfast Kitchen

15' x 8' approx (4.57m x 2.44m approx)

The exclusively fitted kitchen has grey gloss finished units with brushed stainless steel fittings and includes a 1½ bowl sink with a mixer tap set in a work surface with cupboards, spaces for an automatic washing machine and dishwasher below, oven and microwave oven with cupboards above and below, pull out racked full height storage cupboard, four ring gas hob set in a work surface with cupboards, drawers including two side pan drawers beneath, space for an American fridge/freezer, matching eye level wall cupboards with lighting under, hood to the cooking area and the Baxi boiler is housed in a matching wall cupboard, panelling to the walls by the work surface areas, hood to the cooking area, double glazed window to the side, LVT flooring, lighting to the plinths below the base units, breakfast bar/work surface with a radiator under, recessed lighting to the ceiling and double opening, double glazed French doors leading out to the private rear garden.

First Floor Landing

The balustrade continues from the stairs onto the landing, hatch to loft, original pine panelled doors leading to all the rooms off the landing and a built-in airing/storage cupboard.

Bedroom 1

13' x 12' approx (3.96m x 3.66m approx)

Having a double glazed window to the front, radiator, range of built-in wardrobes with sliding doors, two of which have mirror panels and the wardrobes provide hanging space, shelving and power points for a TV to be incorporated in the wardrobes.

Bedroom 2

12' x 9'10" approx (3.66m x 3.00m approx)

Double glazed windows to the rear and side, radiator, double built-in wardrobe with sliding doors, one having a mirror panel and the wardrobes providing hanging and shelving space and there is a power point for a wall mounted TV.

Bedroom 3

8'10" x 8' approx (2.69m x 2.44m approx)

Double glazed window to the rear and a radiator.

Bathroom

The newly fitted bathroom has a white suite including a panelled bath with mixer taps and a Mira electric shower over, panelling to the walls and a folding glazed screen, hand basin with a mixer tap and double cupboard below and a low flush w.c. with a concealed cistern, opaque double glazed window, recessed lighting to the ceiling, extractor fan, ladder towel radiator, LVT flooring and a mirror fronted wall cabinet.

Outside

At the front of the property there is a walled area and a gate leading to the path which takes you to the front door. To the right of the property there is a shared driveway which leads to off road parking and the detached concrete sectional garage.

At the rear of the house the garden have been landscaped with an Indian sandstone patio to the immediate rear of the house which leads onto an astroturf lawn which has paths to the sides which lead to a slabbed patio at the bottom of the garden. There is a wall to the left hand boundary and fencing to the right and rear boundaries. Outside power points, lighting and an external water supply are provided.

Garden Room/Bar

10' x 8' approx (3.05m x 2.44m approx)

The garden room/bar is positioned behind the garage and has double opening, double glazed French doors with matching side panels, there are power points and lighting provided in the garden room and it has slabbed flooring.

Garage

16' x 8' approx (4.88m x 2.44m approx)

The concrete sectional garage has an up and over door to the front.

Directions

Proceed out of Long Eaton along Derby Road and take the right hand turning into Cranmer Street. Follow the road and the property can be found towards the bottom of the road on the left hand side.

AMMP

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 38mbps Ultrafast 1000mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

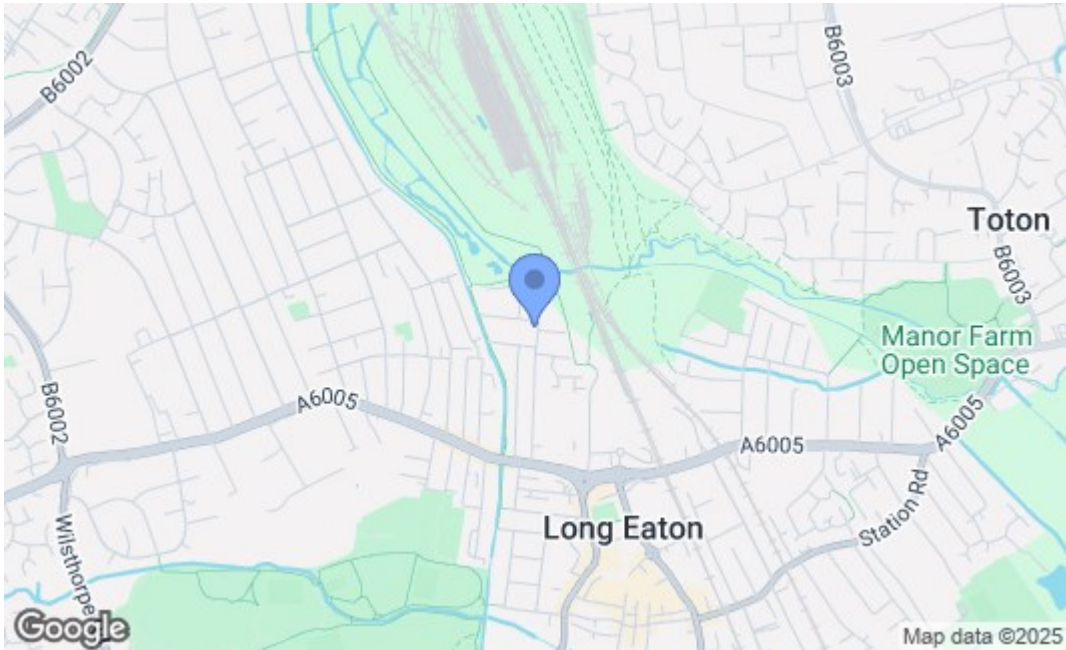
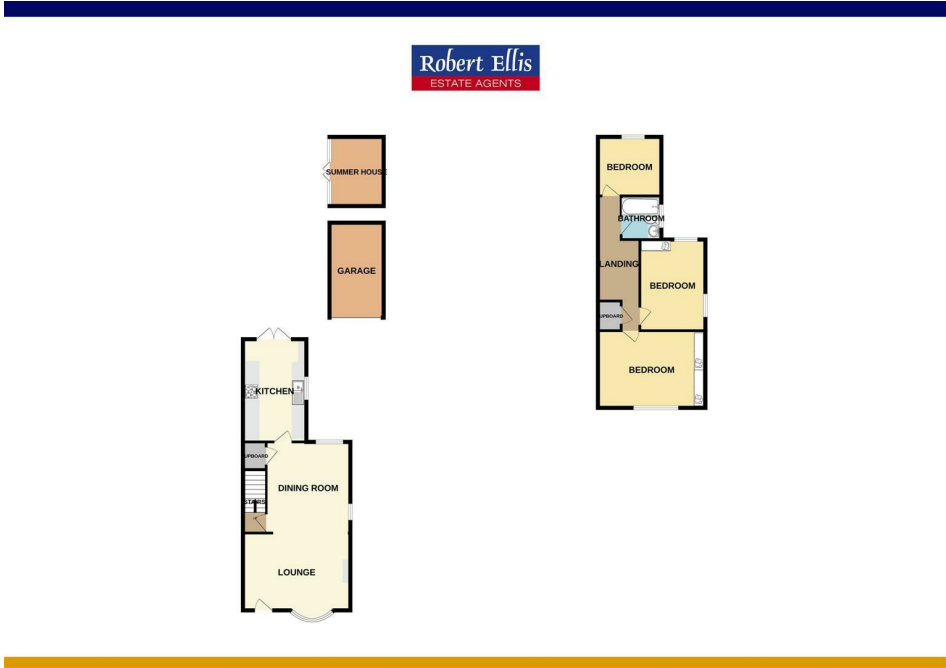
Flood Defenses – No

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
(81-91) B		
(69-80) C	68	
(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.