

Douglas Road,  
Long Eaton, Nottingham  
NG10 4BD

**O/O £360,000 Freehold**



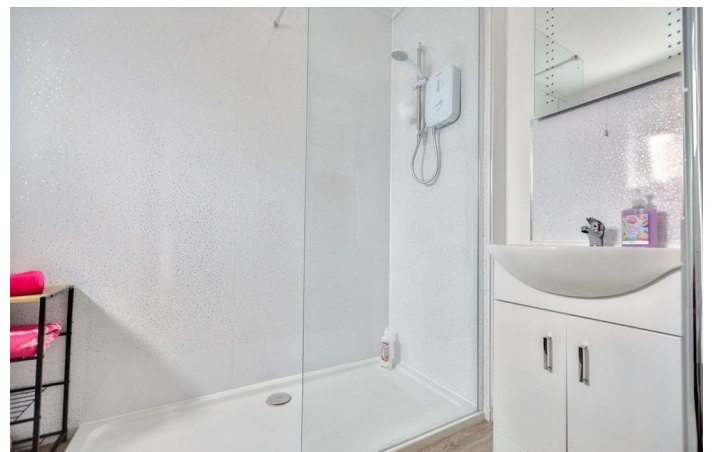


THIS IS A SIGNIFICANTLY UPGRADED AND RE-DESIGNED THREE DOUBLE BEDROOM DETACHED PROPERTY WITH OPEN PLAN GROUND FLOOR LIVING ACCOMMODATION AND LANDSCAPED GARDENS.

Being situated on Douglas Road, this highly appointed property has over recent months been completely transformed throughout and is now ready for immediate occupation by a new owner who will not have to carry out any work whatsoever. As people will see when they view the property, it has had the ground floor living accommodation re-designed to provide an open plan feel, has had a new heating system installed, been re-wired, the kitchen and bathrooms are all new, the windows and bi-folding doors at the rear have been replaced, there are new floor coverings and the property has been tastefully decorated. For all that is included in this lovely home to be appreciated, we recommend that interested parties do take a full inspection so they are able to see the extent and quality of the accommodation and privacy of the landscaped rear garden for themselves.

The property has a gable fronted appearance and is constructed of brick with monocouche render to the front, side and rear elevations, all under a pitched tiled roof and the tastefully finished accommodation derives all the benefits from having a new gas central heating system and new double glazing throughout. The property is accessed from the front via the newly installed stylish composite front door which leads into the reception hallway and the hall opens to the dining and lounge/sitting areas at the rear, from which there are bi-folding doors to the garden and there is the open plan kitchen which has white gloss finished units and integrated appliances. There is a ground floor bedroom which could alternatively be used as a second sitting room area and a newly fitted ground floor shower room/w.c. To the first floor the landing leads to two further double bedrooms and the newly created shower room/w.c. which has a mains flow shower system. Outside there is a newly laid driveway and parking area at the front which provides off road parking for three vehicles, there are stylish gates to the left hand side with the driveway providing access to the detached brick garage which is positioned at the rear of the property. The rear garden has also been landscaped and there are various patio/seating areas, lawn with planted borders to the sides, there is a pebbled drying area at the rear of the garage which also provides a bin storage area and the garden is kept private by having fencing to all three boundaries.

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



A brand new composite front door with two inset etched glazed panels lead to:

#### Reception Hall

The newly created hallway had Karndean style flooring which extends across the open plan dining area, lounge and kitchen, recessed lighting to the ceiling and oak doors leading to the ground floor bedroom/sitting room and shower room/w.c.

#### Lounge/Living Area

17'9" x 11'4" approx (5.41m x 3.45m approx)

The main living area has a three panel bi-folding door system with fitted blinds leading out to the rear garden, Karndean style flooring, two radiators, TV point, double glazed eye level window with etched glass and a blind to the side and the main living area opens to:

#### Breakfast Kitchen

9'3" x 9' approx (2.82m x 2.74m approx)

The newly re-designed and fitted kitchen has white gloss finished units with brushed stainless steel fittings and wood grain work surfaces and includes a 1½ bowl sink with a mixer tap and an AEG induction hob set in an L shaped work surface with cupboards, drawers and an integrated dishwasher below, AEG oven and a microwave oven with cupboards above and below, pull out racked pantry storage cupboard, integrated upright fridge/freezer, work surface/breakfast bar with cupboard under including integral bin system, double eye level wall cupboards, double glazed window with fitted blind to the rear, radiator, wall mounted hood over the cooking area, Karndean style flooring and recessed lighting to the ceiling.

#### Dining Area

12'2" x 9'8" approx (3.71m x 2.95m approx)

The newly created dining area leads into the open plan lounge, there are stairs taking you to the first floor, double glazed window to the side, radiator, surface with integrated washing machine and cupboard under and a double cupboard above, Ideal exclusive boiler housed in a matching upright storage cupboard, recessed lighting to the ceiling, Karndean style flooring and the electric consumer unit is housed in a fitted cupboard.

#### Bedroom/Sitting Room

12'2" x 10'9" approx (3.71m x 3.28m approx)

The ground floor bedroom could alternatively be used as a sitting room, has a double glazed window with a fitted blind to the front, radiator and TV point.

#### Ground Floor Shower Room

The newly created shower room has a large walk-in shower with a Redring electric shower, panelling to two walls and a protective glazed screen, low flush w.c. and hand basin with a mixer tap, splashback panel and a mirror with a light to the wall above and a double cupboard under, low flush w.c., opaque double glazed window, recessed lighting to the ceiling, extractor fan and chrome ladder towel radiator.

#### First Floor Landing

The landing has carpeted flooring and oak panelled doors lead to:

#### Bedroom 1

12'5" x 11'8" approx (3.78m x 3.56m approx)

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

#### Bedroom 2

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

Double glazed window with fitted blind to the rear, radiator and carpeted flooring.

#### Shower Room

The newly created first floor shower room has a walk-in shower with a mains flow shower system with a rainwater shower head and hand shower, panelling to three walls and the ceiling and a pivot glazed door, low flush w.c. and hand basin with a mixer tap, panelled splashback and a double cupboard under with a mirror and light to the wall above, chrome ladder towel radiator, recessed lighting to the ceiling and an extractor fan.

#### Outside

At the front of the property there is a block edged tarmacadam driveway which provides off road parking for three vehicles, planted border to the right hand side and low level fencing to both side boundaries, there are new stylish metal gates at the side of the house which provides access to the slabbed and pebbled driveway which runs down the left hand side of the property and provides access to the garage and there is an EV charging point positioned on the side of the property.

At the rear there is a newly laid slabbed patio with an integrated ramp to the bi-folds which are ground level to allow for wheelchair/disabled access and a step leading to a second slabbed seating area and this extends down the side of the garage where there is a large pebbled driving/bin storage area behind the garage, a newly laid lawn with planted beds to the sides, outside lights to either side of the bi-folding doors from the living area, an outside tap is provided and there is fencing to the side and rear boundaries.

#### Garage

18'5" x 8'9" approx (5.61m x 2.67m approx)

The brick built garage has an up and over door to the front, a double glazed window to the side, the gas meter is housed in the garage and there is power and lighting provided.

#### 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

#### Agents Notes

The property has had a new heating system, new double glazing and has been generally upgraded throughout since the EPC was carried out.

#### 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, O2, 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

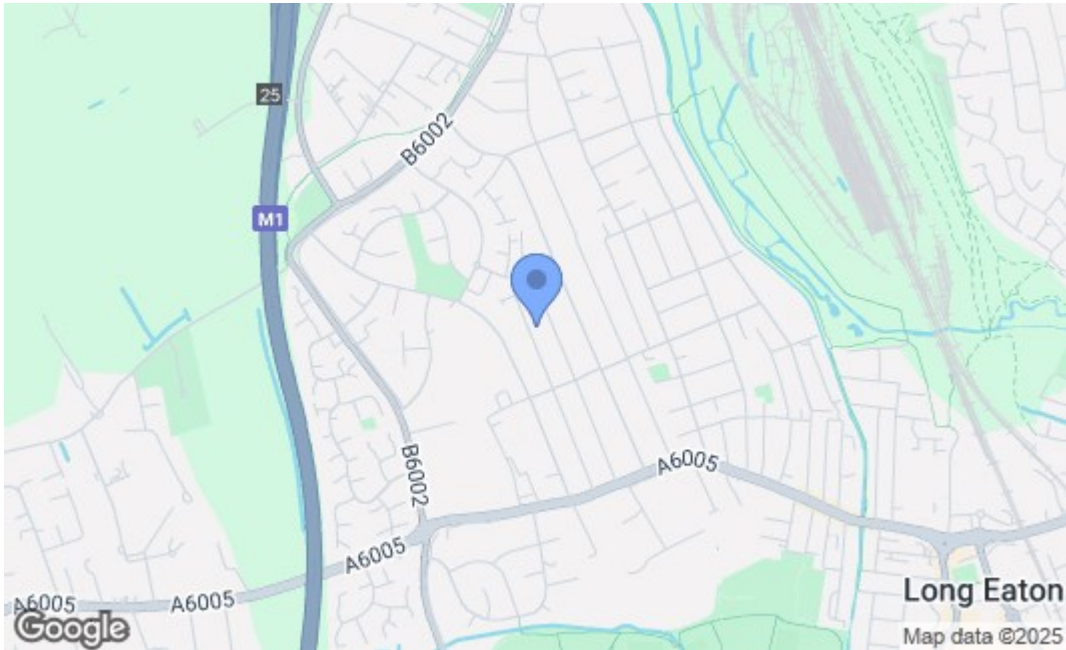
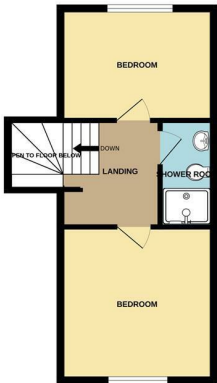






GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(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.