

Robert Ellis

look no further...



Bridge Street,
Long Eaton, Nottingham
NG10 4QR

£249,950 Freehold

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/robertellisestateagent



@robertellisea

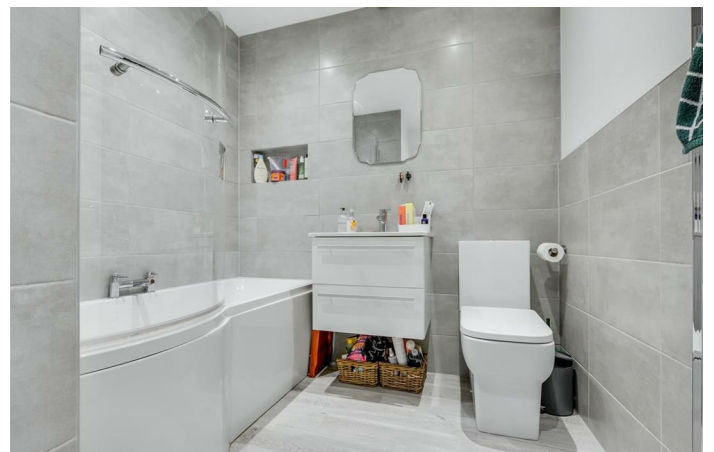


A BEAUTIFULLY PRESENTED AND HIGHLY APPOINTED THREE DOUBLE BEDROOM SEMI-DETACHED HOME SITUATED IN A QUIET LOCATION WHICH BACKS ONTO THE EREWASH CANAL.

Robert Ellis are pleased to be instructed to market this three double bedroom semi-detached property which has been constructed to a high standard and further upgraded by the current owners. Being built in October 2020, the property benefits from New Home Warranty for another 5 years. For the size of the accommodation and privacy and setting of the rear garden to be appreciated, we recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is well placed for easy access to all the local 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 place to live.

The property is constructed of an attractive facia brick to the external elevations under a pitched tiled roof and being built to an extremely high standard. In brief the accommodation, which derives the benefits from having an efficient gas central heating system and double glazing throughout, is entered through a stylish composite front door to the reception hall which has a ground floor w.c. off and doors leading to the lounge/sitting room which is positioned at the rear of the property and has bi-folding doors leading out to the private rear garden. The dining kitchen which is exclusively fitted with wall and base units and integrated appliances and has a large breakfast bar. To the first floor the landing leads to two bedrooms and the luxurious main bathroom and to the second floor there is the main bedroom which has a shower room en-suite and fitted vanity and wardrobes. Outside there is off road parking for two vehicles in front of the house and to the left there is a gate which provides access to a wide path that leads to the rear garden. The garden to the rear of the property has been landscaped with a slatted patio and a large lawned area and further composite decking overlooking the canal and is kept private by having fencing to the boundaries.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco 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 excellent transport links include J25 of the M1, East Midlands 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.



Entrance Hall

15'8 × 6'7 approx (4.78m × 2.01m approx)

Composite door to the front with inset obscure glazed panel, grey laminate flooring, recessed ceiling spotlights, double radiator, door to the kitchen, lounge/diner and cloaks/w.c.

Breakfast Kitchen

14'8 × 7'6 approx (4.47m × 2.29m approx)

UPVC double glazed window to the front, grey laminate flooring, recessed LED ceiling spotlights and a double radiator. Cream Shaker style wall, drawer and base units with work surfaces over, contemporary green tiled splashbacks, four ring gas hob, oven and extractor, 1½ bowl stainless steel sink and drainer with swan neck mixer tap, built-in dishwasher, spaces for a free standing fridge freezer and washing machine, breakfast bar.

Cloaks/w.c.

6'5 × 2'5 approx (1.96m × 0.74m approx)

Grey laminate flooring, LED ceiling spotlights, double radiator, low flush w.c., vanity wash hand basin with mixer tap, extractor fan, electric fuse box and alarm control panel.

Lounge/Dining Room

14'7 × 13'1 approx (4.45m × 3.99m approx)

Three panel anthracite grey bi-fold doors opening to the rear garden with inset blinds, grey laminate flooring, TV point, LED ceiling spotlights and a double radiator.

First Floor Landing

6' × 16'1 approx (1.83m × 4.90m approx)

UPVC double glazed windows to the front and side, grey carpeted flooring, recessed LED ceiling spotlights, double radiator, large storage cupboard and doors to:

Bedroom 2

10'9 × 13'3 approx (3.28m × 4.04m approx)

Two UPVC double glazed windows to the rear, grey carpeted flooring, double radiator, LED recessed ceiling spotlights, TV point, two large built-in wardrobes and a vanity area.

Bedroom 3

8'2 × 9'2 approx (2.49m × 2.79m approx)

UPVC double glazed window to the front, grey carpeted flooring, double radiator, recessed LED ceiling spotlights.

Bathroom

6'9 × 7'5 approx (2.06m × 2.26m approx)

Grey laminate flooring, recessed LED ceiling spotlights, extractor fan, chrome towel radiator, low flush w.c., wash hand basin with two storage shelves under, P shaped panelled bath with mains fed chrome rainwater shower head and hand held shower, glazed screen and mixer tap, tiled walls.

Second Floor Landing

Leading to:

Bedroom 1

14'6 × 17'4 approx (4.42m × 5.28m approx)

Double glazed window to the rear and Velux window to the front, grey carpeted flooring, double radiator, recessed LED ceiling spotlights. The current owners have fitted cream Shaker style wardrobes with cupboards to two walls with storage and a vanity area.

En-suite

6' × 8' approx (1.83m × 2.44m approx)

Velux window to the front, chrome towel radiator, grey laminate flooring, extractor fan, part tiled walls, low flush w.c., vanity wash hand basin, large enclosed shower with shelf, sliding glazed door and a rainwater shower head and hand held shower.

Outside

There is a tarmac driveway for two vehicles at the front.

Patio area at the rear leads down to a lawned area and then onto a grey composite decking looking over the canal, the garden is enclosed with fencing and is open to the canal.

Directions

Proceed out of Long Eaton along Derby Road and after going over the canal bridge turn right into Bridge Street.
8752AMJG

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, Virgin

Broadband Speed - Standard 16mbps Superfast 49mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

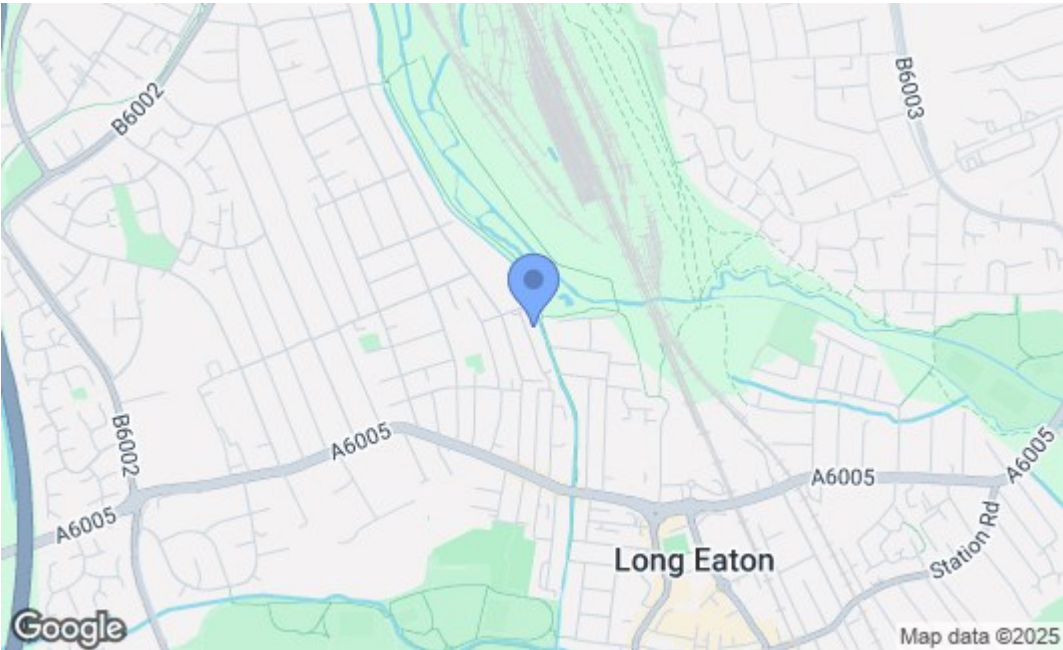
Flood Defenses – No

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		95
(81-91) B	84	
(69-80) C		
(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.