



Curzon Street
Long Eaton Nottingham

Curzon Street Long Eaton Nottingham NG10 4FJ

for sale offers in excess of
£400,000



Property Description

A beautifully presented, 1930s traditional and contemporary detached family home with a wealth of original features, much improved by the present vendors to a high standard with off road parking, south west facing and generous rear garden, useful brick stores, shed, two summer houses and greenhouse. The property has a gas fired central heating system, UPVC double glazing (bay windows to the front elevation were replaced approximately two years ago) and the accommodation briefly comprises: Entrance porch, spacious entrance hallway with original staircase, understairs store and original oak flooring, lounge with feature fireplace and open grate fire, open plan living kitchen with high quality kitchen, quartz work surfaces and centre island, cast iron log burning stove to living area and opening to rear good sized conservatory which provides a superb aspect over the rear garden. To the first floor are three well-proportioned bedrooms, study/nursery/dressing room and family bathroom with four piece suite. Outside is a front low maintenance fore garden beyond a brick boundary wall, driveway providing off road parking for up to three cars leading to sectional garage, opposite side path leads to two brick stores - one of which currently used as a utility room and the other as a WC. A particular feature of the property is the extensive rear garden with a wealth of features which must be viewed to be fully appreciated.

Entrance

Enter via feature front storm porch with double opening UPVC double glazed doors, Minton tiled black and white checkerboard flooring leading in to the entrance hall. Having original front panelled entrance door with the original stained and leaded opaque glazing, stained with matching fanlight over and matching attached side panels, leading to:-

Spacious Entrance Hallway

15' 1" x 9' 3" (4.60m x 2.82m)
(max including stairs off to the first floor and understairs store)

With a UPVC double glazed opaque window to the side elevation, walls are finished with wood panelling, original oak flooring and shelving for ease of storage, coat hanging hooks, light and power, further original stripped pine panelled door leads to:-

A Useful Understairs Store

With a UPVC double glazed opaque window to the side elevation, walls are finished with pine panelling, laminate flooring and shelving for ease of storage, coat hanging

hooks, light and power, further original stripped pine panelled door leads to:-

Lounge

17' max into bay x 13' 6" max into chimney breast recess (5.18m max into bay x 4.11m max into chimney breast recess)

A particularly characterful room with UPVC double glazed bay window to the front elevation. A particular feature of the room is the open period cast iron open fireplace with attractive side tiling and quarry tiled hearth, having oak Adams style surround, adjacent is acoustic panelling to the chimney breast recess walls - the walls are finished with plate rail, central heating radiator, feature Karndean flooring, further UPVC double glazed window to the side elevation.

Open Plan Living Kitchen

23' 3" x 13' 1" (7.09m x 3.99m)

Accessed off the hall via panelled stripped pine door is a beautiful open plan space with kitchen, dining and seating areas.

The kitchen area is fitted with a range of high quality matching base and wall units with quartz worksurfaces over and matching upstands, space for Range cooker with the Range cooker available by separate negotiation, double width Belling extractor hood fitted over with mosaic tiled splashback to the cooking area with fitted downlights, ceramic tiled splashbacks to the kitchen area. Central island with storage drawers and further storage units providing breakfast bar seating with quartz worksurfaces over, Karndean flooring matches the living room, UPVC double glazed window to the rear overlooking the garden, fitted window blind, feature fireplace incorporating cast iron log burning stove on a natural stone hearth with brick back plate inset with oak deco surround, the walls are finished with plate rack, further UPVC double glazed window to the side elevation with fitted window blind, space incorporated to receive an American style fridge freezer, the fridge freezer currently fitted is available by separate negotiation, inset enamel sink unit with a chrome mixer tap over, contemporary anthracite vertical radiator, wide opening with UPVC framed panels either side of the opening to:-

Conservatory

13' 11" x 9' 1" (4.24m x 2.77m)

Being of dwarf brick wall and UPVC double glazed wood grain construction with a pitched polycarbonate roof, fitted blinds, polished laminate flooring, anthracite vertical radiator, UPVC double glazed French doors to the side giving access in turn to the rear garden, two wall light points, power points.

First Floor Landing

Open spindle balustrade, stunning original secondary glazed stained and leaded opaque window to the side elevation, walls are finished with panelling to picture rail height, central heating radiator with high quality oak fitted cover over, loft access with a pull down ladder to a fully boarded loft area with insulated walls, light and power, two roof light windows to the side elevations, carpeted, fitted eaves storage. Stripped pine panelled door leading to:-

Master Bedroom

17' 3" max in to the bay x 13' 4" max into chimney breast recess (5.26m max in to the bay x 4.06m max into chimney breast recess)
Having a UPVC double glazed bay window to the front elevation, feature period cast iron open grate fireplace with a tiled hearth, walls to the chimney breast recess finished with feature acoustic panelling to picture rail height, all other walls finished to picture rail height, further UPVC double glazed window to the side elevation, stripped, stained and varnished floorboarding, anthracite vertical radiator.

Bedroom Two

13' 5" max into chimney breast recess x 12' 11" (4.09m max into chimney breast recess x 3.94m)
Having a UPVC double glazed window to the rear giving aspect over the garden, further UPVC double glazed window to the side, walls finished with picture rail, stripped, stained and varnished floorboarding, cast iron period open grate fireplace with tiled hearth, central heating radiator with fitted cover.

Bedroom Three

9' 5" x 6' 6" (2.87m x 1.98m)
Entered via a stripped pine panelled door, having UPVC double glazed window to the front elevation, central heating radiator, walls finished with picture rail.

Nursery/Study/Dressing Room

5' 11" x 4' 4" (1.80m x 1.32m)
Accessed off the landing by a stripped pine panelled door, having UPVC double glazed window to the side elevation, walls finished with panelling to picture rail height, fitted open shelving, wall mounted Worcester boiler providing domestic hot water and central heating.

Bathroom

Having four piece period suite comprising ball and claw foot roll edged bath with side mounted chrome period style bath/shower mixer attachment, corner glazed shower cubicle fully tiled with a mains chrome shower over, pedestal wash hand basin, low level WC, walls part finished with tiling with feature border tile, UPVC double glazed opaque window to the rear elevation, wall mounted chrome heated towel rail, additional central heating radiator, vinyl floor covering.

Outside

Front

To the front of the property is a feature front boundary brick wall, double opening wrought iron drive gates and further matching pedestrian gate, block paving along the front of the property, concrete drive down the side providing off road parking for up to three vehicles, leading to garage, pedestrian access gate.

Side

Block paving continues down the opposite side of the property, having a gate giving privacy and access through from the front. The side area has two brick stores:-

Laundry/Utility

6' 4" x 4' 4" (1.93m x 1.32m)
Having plumbing and space for an automatic washing machine, stackable dryer and also space for an adjacent fridge freezer, light and power, open shelving for storage.

Gardeners Toilet

Having a two piece suite, comprising high level WC and wash hand basin, light and power, outside tap.

Garden

A particular feature of this property is the beautifully presented, meticulously maintained and landscaped rear garden, South West facing, having an attached covered UPVC framed canopy with sloping polycarbonate roof which comes beyond the conservatory, decked flooring, gravelled area leading on to the shaped lawn which is flanked with stone edged shaped borders inset with a variety of mature shrubs, further covered timber pergola with a sloping polycarbonate roof and decked flooring providing a further seating area, stone edged border to the right hand of a stone paved path which leads down the garden to a further gravelled area where we have:-

Timber Work Cabin/Office

9' 10" x 9' 8" (3.00m x 2.95m)
Accessed via a front door with front and side windows, light and power.

Greenhouse

To be included in the selling price.

Timber Summer House

10' 2" max x 9' 10" (3.10m max x 3.00m)
Slightly irregular shape with light and power, double opening front access doors and windows.
Attached to the summer house is a timber covered log store.

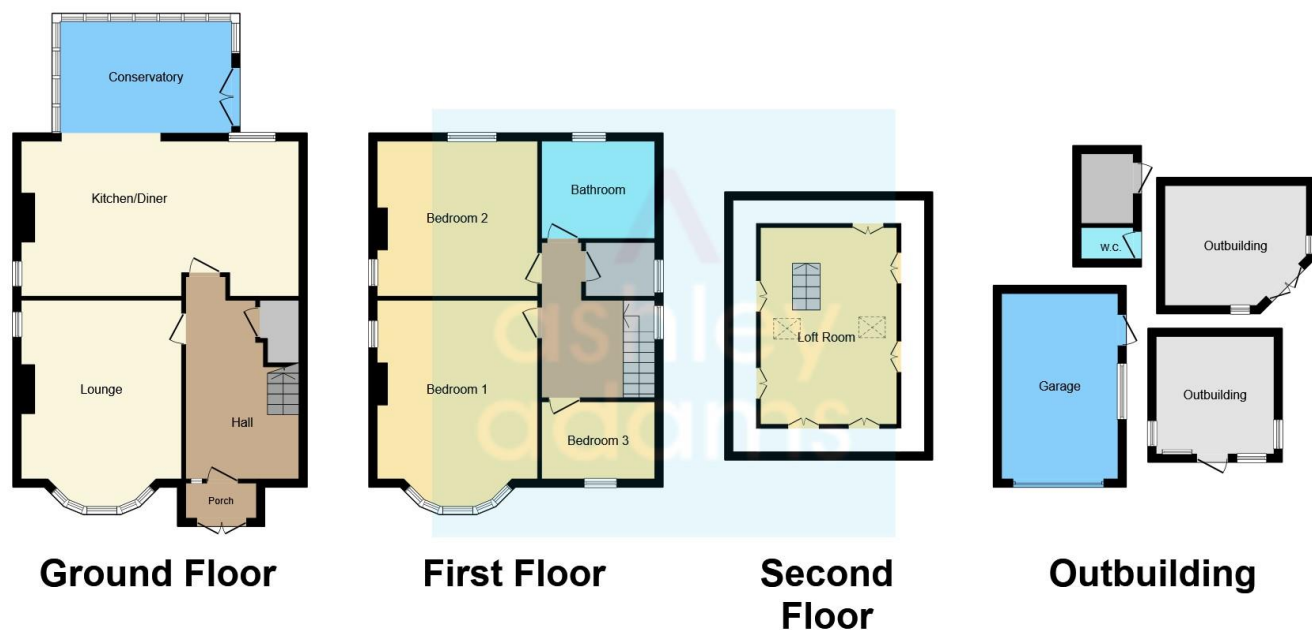
Concrete Sectional Garage

15' 8" x 9' 1" (4.78m x 2.77m)
Accessed via a side access with up and over door, light and power.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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