Robert Ellis

look no further...







Derby Road,
Long Eaton, Nottingham
NG10 4LS

£450,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea



THIS IS A SUBSTANTIAL, VICTORIAN DETACHED PROPERTY WHICH HAS RECENTLY OBTAINED PLANNING PERMISSION TO CONVERT INTO A NINE BEDROOM/PERSON HMO, WITH THE PROPERTY HAVING BEEN ORIGINALLY BUILT AS A VICARAGE AND MORE RECENTLY USED BY THE CURRENT OWNER AS OFFICES.

Robert Ellis are pleased to be instructed to market this large detached Victorian property which is situated close to the heart of Long Eaton. The property has recently obtained planning permission to change the accommodation into a nine HMO bedroom property, with the rooms being arranged on three levels. The property has the accommodation currently on two levels with there being three double rooms and two rooms that will become a shared living area/ kitchen to the ground floor and four similar size rooms to the first floor, with the proposed conversion to incorporate the attic space to provide two further en-suite bedrooms. The property is currently being sold with the benefit of NO UPWARD CHAIN and for the size and layout of the accommodation available, we recommend that interested parties do take a full inspection so they are able to see all that is included in the property for themselves. The property is only a few minutes drive away from Long Eaton town centre where there are many amenities and facilities and it is also close to excellent transport links, all of which have helped to make this a very popular and convenient location to live, for people who would want to rent a room in the converted property or for someone who wants to purchase the property and keep it as an individual home.

The property has an attractive appearance and is constructed of brick to the external elevations under a pitched tiled roof. The accommodation derives the benefits from having gas central heating and is entered at the side through an enclosed porch which leads into the spacious reception hall, from which pine doors lead to two large double rooms at the front, there is an enclosed staircase taking you to the first floor, a ground floor w.c. off the hall, an inner hall which provides access to a further double room and a dining kitchen and there is a rear hall which leads into a large room at the rear of the building, which in the proposed scheme becomes part of the open plan shared living accommodation. To the first floor the landing leads to four large rooms, a store room and kitchenette and separate w.c. and the attic would be accessed from a new staircase being installed taking you to the second floor accommodation area. Outside there is parking at the front and side and at the rear there is a private slabbed patio area.

The property is only a few minutes drive away from Long Eaton town centre where there is an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, if required there are schools for all ages within easy reach which might make the property attractive to people who are working at The Elms and Trent College and the Wilsthorpe Academy, there are sports facilities including the West Park Leisure Centre and adjoining playing fields which are within a few minutes walk of the property, open countryside is only a short drive away 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 provides good access to Nottingham, Derby and other East Midlands towns and cities.





Porch
Fully enclosed porch having the original doors with leaded inset glazed panels and a matching arched glazed panel above, tiled flooring, light and a wooden door with an inset leaded glazed panel leading into:

Reception Hall
A spacious hall with Karndean style flooring which extends throughout the whole of the ground floor living accommodation, a feature cast iron radiator, cornice to the wall and ceiling and a central light rose, dado rail to the walls, pine panelled doors leading to the rooms off the main hall, there is a door with two inset glazed panels to the stairs and a pine panelled door leading to the inner hallway which has an arched glazed window above.

Cloaks/w.c.
Having a white low flush w.c. and a hand basin with mixer tap, tiled splashback and a cupboard under, radiator, opaque glazed window and access to an understairs storage space.

Room 1
14'8 plus bay x 13'8 approx (4.47m plus bay x 4.17m approx)
Bay window to the front with a further window to the side, both windows having blinds, a feature Adam style fireplace with a marble inset and hearth, Kardean style flooring, radiator, picture rail to the walls, cornice to the wall and ceiling and a central light rose.

Room 2
13'7 x 12'6 approx (4.14m x 3.81m approx)
Bay window with fitted blind to the front, Karndean style flooring, a tiled fireplace and hearth, two radiators, cornice to the wall and ceiling and a central light rose.

Inner Hall
Having pine doors leading to a third ground floor room and to the dining kitchen, tiled flooring, cornice to the wall and ceiling, dado rail to the walls and a wood panelled door with arched glazed panel above leading to the rear hall.

Room 3
11'7 x 11'6 approx (3.53m x 3.51m approx)
Window to the rear with a second window having a blind to the side, radiator, Adam style fireplace with a cast iron and tiled insert and a tiled hearth, shelving to one side of the chimney breast, central light rose, original pine shelved double cupboard with drawers below and Karndean style flooring.

Dining Kitchen
11'6 x 11'6 approx (3.51m x 3.51m approx)
Having a double glazed window to the side and being fitted with grey Shaker style units and wood grain effect work surfaces and including a stainless steel sink with a mixer tap set in an L shaped work surface with cupboards and drawers below, double matching eye level cupboard, walls tiled to the work surface areas, a high level plate shelf to two walls, tiled flooring and a radiator.

Rear Hall
Composite door with two inset opaque double glazed panels leads out to the rear of the property, a high level internal window providing natural light into the hall and a pine panelled door leading to:

Room 4
21' x 13'7 max approx (6.40m x 4.14m max approx)
This large ground floor room is an extension to the original property and has a double glazed window to the side and four Velux style windows to the sloping ceiling, Karndean style flooring, radiator and a pine door to:

Storage Cupboard
A walk-in storage cupboard which has a wall mounted gas water heater, Karndean style flooring and a light.

First Floor
The enclosed staircase leads to the first floor with a window on the half landing and the balustrade continues from the stairs onto the main landing with there being a second flight of stairs from the half landing leading to a separate w.c.

Landing
Feature cast iron radiator, two light roses to the ceiling and pine panelled doors leading to:

First Floor Room 1
13'8 x 14'8 approx (4.17m x 4.47m approx)
Windows with secondary double glazing to the front and side with fitted vertical blinds to the side window, feature cast iron fireplace and a radiator.

First Floor Room 2
13'7 x 12'6 approx (4.14m x 3.81m approx)
Two windows with secondary double glazing and fitted vertical blinds to the front and a radiator.

First Floor Room 3
12'7 x 11'7 approx (3.84m x 3.53m approx)
Window with blind to the rear and a further window to the side and a feature cast iron radiator.

Store Room
The walk-in store room has an original feature coloured glazed window to the side, a radiator and shelving to one wall.

First Floor Room 4
15' x 14' approx (4.57m x 4.27m approx)
A glazed window with fitted blind to the rear, access to the loft space and a radiator.

Kitchenette
The kitchenette has a feature original coloured glazed window with secondary double glazing to the rear, a sink with a mixer tap is fitted in a work surface with a double cupboard and space for a fridge below and tiling to the wall above the work surface with a high level shelf to one wall.

Separate w.c.
Having a low flush w.c. and a wall mounted hand basin.

Outside
There is a walled area in front of the house which provides off road parking with this extending down the right hand side of the property where there is further parking for several vehicles. There is a wall to the front boundary, an outside security lighting at the side of the house and a further light on the rear corner.

At the rear of the property there is a slabbed patio area with fencing to the rear and side boundaries and there is a gate leading out to the drive at the side of the house, with there being an open porch with a light by the door that leads into the rear hall of the property.

Directions
Proceed out of Long Eaton along Derby Road and the property can be found just after the bend and the church on the right hand side.
9254MP

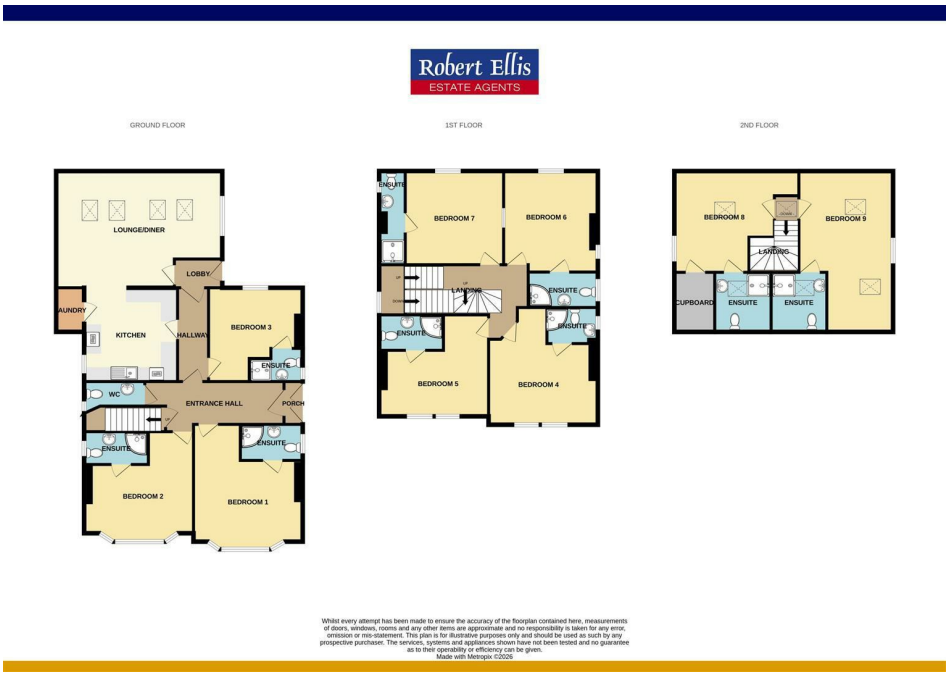
Council Tax
Erewash Borough Council Band

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 17mbps Superfast 49mbps Ultrafast 1800mbps
Phone Signal – EE, 02, 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

Agents Notes
The second floor plan shown is for the proposed scheme to convert the existing building into a nine bedroom / person HMO.



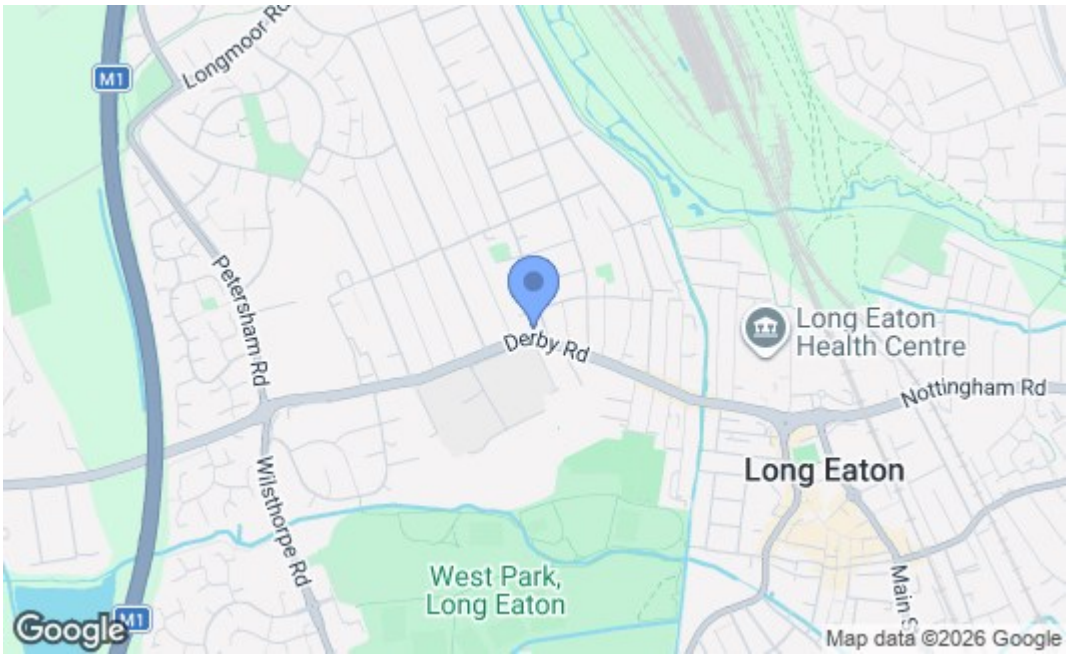


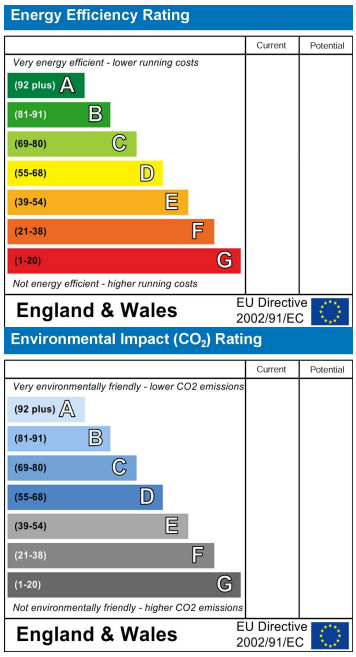












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.