



Curzon Street,  
Long Eaton, Nottingham  
NG10 4FH

**Price Guide £340-350,000**

**Freehold**



A WELL POSITIONED THREE BEDROOM DETACHED HOME, SITUATED ON CURZON STREET AND IDEALLY LOCATED FOR WILSTHORPE SCHOOLS, THE ELMS AND TRENT.

This attractive detached property stands well from the front aspect and offers spacious and well balanced accommodation, making it an ideal purchase for families looking to be within catchment of highly regarded schools.

The accommodation comprises an entrance hallway leading through to a comfortable lounge and dining area, providing an excellent space for both everyday living and entertaining. The modern fitted kitchen is positioned to the rear and overlooks the garden.

To the first floor are three well proportioned bedrooms and a family bathroom. Externally, the property benefits from ample off road parking to the front along with a car port. To the rear is a large garden, offering fantastic potential for families and those who enjoy outdoor space. An internal viewing is highly recommended to fully appreciate the location, plot size and overall accommodation this detached home has to offer.

The property is within easy reach of the Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and transport links include J25 of the M1, Long Eaton and East Midlands Parkway Stations, East Midlands Airport and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Entrance Hall

Front entrance door and doors to:

## Ground Floor w.c.

Low flush w.c., wash hand basin and double glazed window to the front.

## Lounge

12'11" x 12'0" approx (3.94m x 3.66m approx)

Double glazed window to the front, radiator.

## Dining Room

12'11" x 12'0" approx (3.96m x 3.66m approx)

Double glazed French doors to the rear, radiator.

## Kitchen

12'4" x 8'6" approx (3.76m x 2.6m approx)

Matching wall and base units with work surfaces over, inset sink and drainer, tiled splashbacks, integrated appliances including fridge freezer, electric oven, four ring burner, microwave and space for a washing machine, radiator.

## First Floor Landing

Loft access hatch and doors to:

## Bedroom 1

13'1" x 12'0" approx (4m x 3.66m approx)

Double glazed window to the rear, radiator.

## Bedroom 2

12'0" x 10'4" approx (3.66m x 3.15m approx)

Double glazed window to the front, radiator.

## Bedroom 3

15'3" x 7'4" approx (4.65m x 2.26m approx)

Double glazed window to the front and rear, radiator.

## Bathroom

Modern three piece suite comprising of a low flush w.c., wash hand basin, bath and walk-in shower, double glazed window to the rear and chrome heated towel rail.

## Outside

To the front of the property there is off road parking and to the rear there is a good size garden laid mainly to lawn, patio and fencing to the boundaries.

## Directions

Proceed out of Long Eaton along Derby Road and after the bend Curzon Street can be found as a turning on the right hand side. Continue along and the property can be found on the left hand side.

9166CO

## 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 9mbps Superfast 49mbps

Ultrafast 1800mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

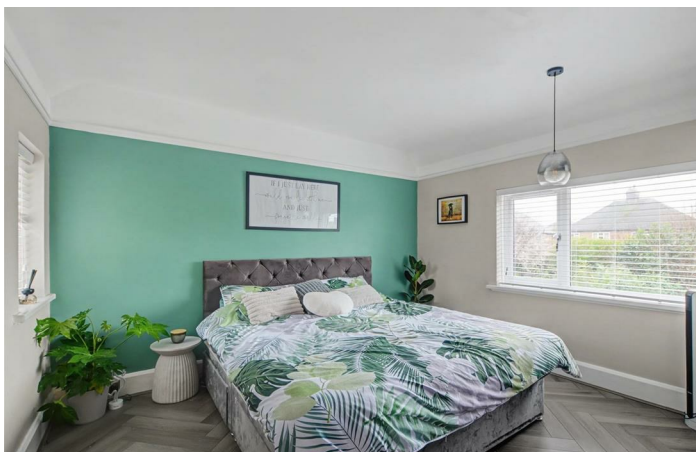
Flood Risk – No flooding in the past 5 years

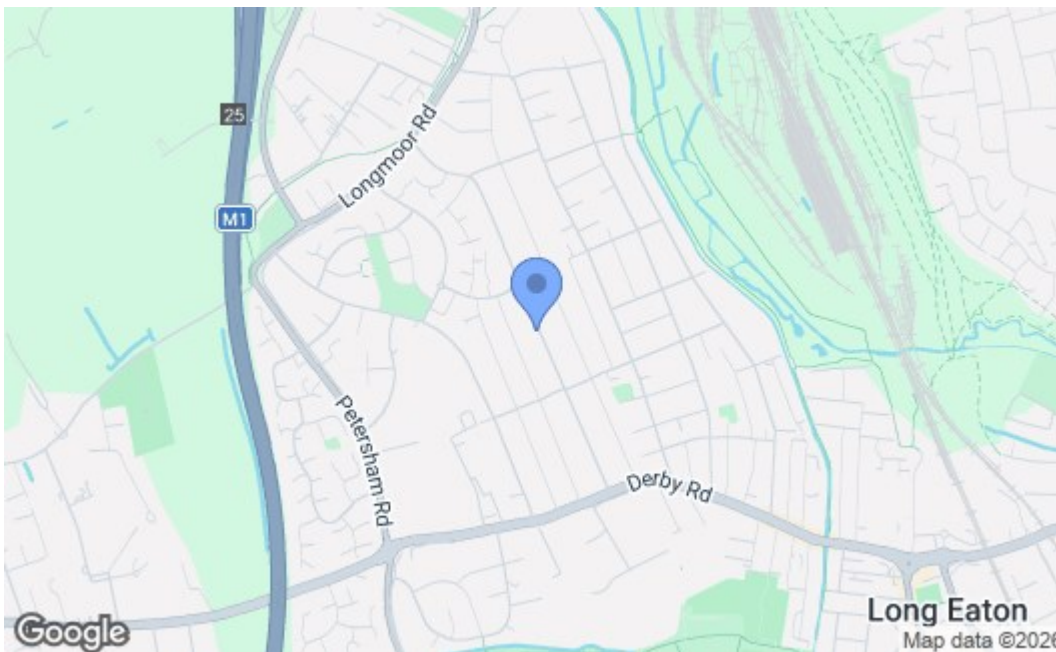
Flood Defenses – No

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			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.