

Robert Ellis

look no further...



Acton Road,
Long Eaton, Nottingham
NG10 1FR

£310,000 Freehold

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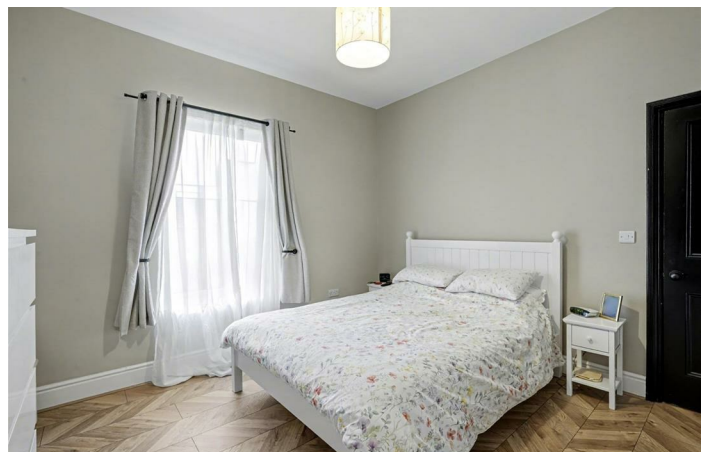


THIS IS A STUNNING, THREE DOUBLE BEDROOM UPGRADED AND REFURBISHED VICTORIAN SEMI DETACHED HOUSE WHICH IS WELL PLACED FOR EASY ACCESS TO THE TOWN CENTRE.

Being located on Acton Road, this tastefully finished property provides a beautiful home which has three double bedrooms and spacious ground floor living space and at the rear there is a private, landscaped garden which is an important feature of this lovely property. For the size and layout of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this beautiful home for themselves. The property is well placed to Long Eaton town centre and is therefore close to excellent shopping facilities and other amenities and facilities, all of which has helped to make this a popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. Being entered through an open porch and stylish composite front door, the accommodation includes a reception hall with original tiled flooring and the staircase leading to the first floor, the lounge is positioned at the front and this has a bay window with fitted shutters and a feature fireplace, the dining room has a feature fireplace and double cupboards and shelving to either side of the chimney breast, the breakfast kitchen is exclusively fitted with dark graphite grey coloured units, has several integrated appliances and there is a hot water tap to the sink and from the kitchen there are double opening, double glazed French doors leading to the rear garden. To the first floor the landing leads to the three double bedrooms, there is a store room/office, the luxurious bathroom has a mains flow shower over the bath and from the landing there is a hatch with a folding wooden ladder leading to the boarded attic which provides an excellent storage facility. To the front there is an easily manged walled area and a path runs down the right hand side of the house to a gate which provides access to the rear garden. The rear garden has been landscaped with a patio extending from the side to the rear, there is a lawn with an established border to the bottom corner, there is a new wooden shed and the garden is kept private by having walls and fencing to the boundaries.

The property is only a few minutes walk away from Long Eaton town centre where there is an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools within easy reach, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 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.



Porch

Open porch with an arched entrance, tiled flooring and an outside light leading through a stylish composite front door which has three inset opaque glazed panels and a stained glass leaded double glazed panel above leading to:

Reception Hall

Stairs with feature balustrade, central carpet and a storage cupboard below leading to the first floor, two feature radiators, original Minton tiled flooring, cornice to the wall and ceiling and an archway, cloaks hanging area with two further built-in storage cupboards off.

Ground Floor w.c.

Having a white low flush w.c. and wall mounted hand basin, ladder towel radiator and Minton tiled flooring.

Lounge

11'9 plus bay x 12'9 approx (3.58m plus bay x 3.89m approx)
Double glazed bay window with fitted shutters to the front, cast iron open fireplace with an Adam style surround and a tiled hearth, panelling to the walls, cornice to the wall and ceiling, feature radiator with a shelf over and two wall lights.

Dining Room

12'8 x 11'4 approx (3.86m x 3.45m approx)
Double glazed window with fitted shutters to the rear, feature open cast iron fireplace with an Adam style surround and a tiled hearth, feature radiator and double cupboards with shelving to either side of the chimney breast.

Breakfast Kitchen

18'6 x 10'8 approx (5.64m x 3.25m approx)
The exclusively fitted and equipped kitchen has dark graphite grey units with marble effect work surfaces and includes a sink with a hot water mixer tap set in an L shaped work surface with an integrated washing machine and dishwasher, cupboard and a pull out spice rack cupboard below with seating at one end of the work surface to provide an eating area, a main boiler (installed approx. 3 years ago) is in a matching eye level wall cupboard, Bosch induction hob set in a work surface with an oven, wide drawers, cupboards and a Bosch oven below, three display shelves to one wall, exposed feature steel beam to the ceiling, laminate flooring, double opening, double glazed French doors leading out to the private rear garden and a double glazed window to the side, space for an upright fridge/freezer and recessed lighting to the ceiling.

First Floor Landing

The balustrade continues from the stairs onto the landing, hatch with fitted wooden folding ladder leading to the attic, panelled doors leading to the bedrooms and bathroom and a feature radiator.

Bedroom 1

12'10 x 11'10 approx (3.91m x 3.61m approx)
Double glazed window to the front, feature radiator and parquet effect laminate flooring.

Walk-in Wardrobe/Storage Room/Study

8'2 x 4'2 approx (2.49m x 1.27m approx)
Having a double glazed window with a fitted blind to the front.

Bedroom 2

12'8 x 11'5 approx (3.86m x 3.48m approx)
Double glazed window to the rear, feature radiator, original cast iron fireplace with a tiled hearth and parquet effect laminate flooring.

Bedroom 3

10'8 x 10'2 approx (3.25m x 3.10m approx)
Double glazed window to the side and a feature radiator.

Bathroom

The newly fitted luxurious bathroom has a white suite including a panelled bath with central mixer taps and a mains flow shower over with tiling to two walls and a protective glazed screen, low flush w.c. and a hand basin with a wall mounted mixer tap set on a wooden work surface with storage space below and a double mirror fronted cabinet to the wall above, ladder towel radiator, tiled flooring, opaque double glazed window to the side and an extractor fan.

Loft

19' x 17'6 approx (5.79m x 5.33m approx)
The loft has been mostly boarded and lighting is provided.

Outside

At the front of the property there is an easily managed pebbled area with a low level wall to the front boundary, a slabbed path leads to the porch and front door and there is a second path running down the right hand side of the house to a gate which provides access to the rear garden.

At the rear of the property there is a landscaped garden which has a slabbed patio extending from the side of the house to the rear where there is a wooden step with borders to either side leading to the lawned garden which has a pathway leading to the shed at the bottom of the garden, there is an established planted barked border to the bottom left hand corner and the garden is kept private by having walls to the right hand side and rear boundaries and fencing to the left hand side. There is security lighting at the side and two lights at the rear of the house, an outside water supply and hose reel to the side and external power points are provided.

Shed

8' x 6'6 approx (2.44m x 1.98m approx)
The shed is positioned to the bottom right hand corner of the garden and this has a door and window to the front and provides an excellent storage facility.

Directions

Proceed out of Long Eaton along Waverley Street and at the traffic island turn right into Oakleys Road and left into Acton Road where the property can be found on the left as identified by our for sale board.
8911AMMP

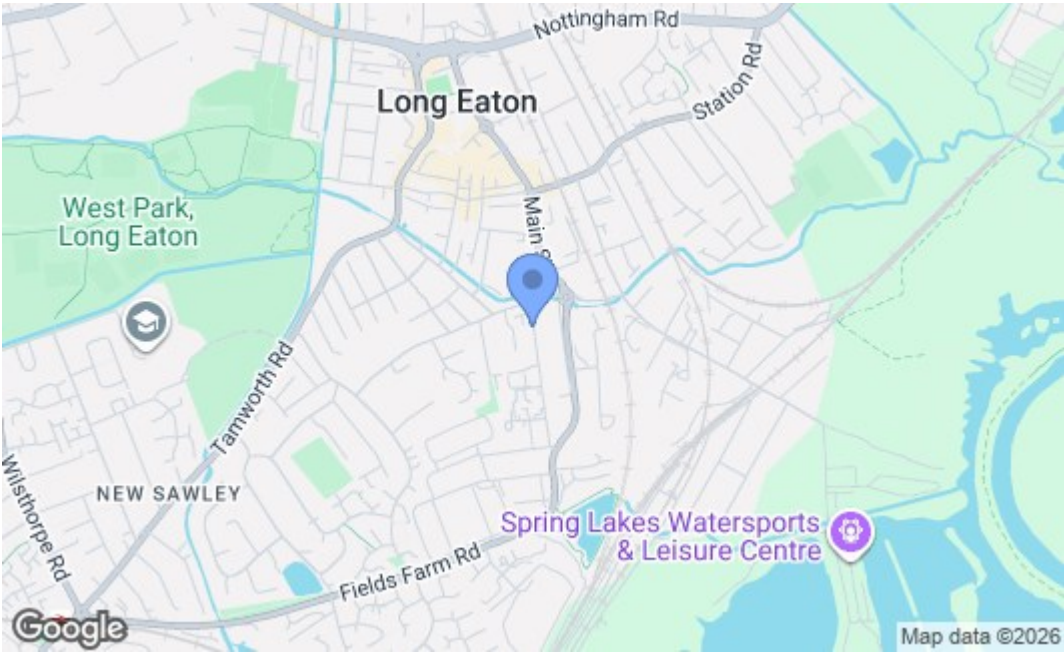
Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 15mbps Superfast 67mbps Ultrafast 1800mbps
Phone Signal – 02, Three, Vodafone, EE
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		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(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.