



Curzon Street,
Long Eaton, Nottingham
NG10 4FG

£600,000 Freehold



A GREAT OPPORTUNITY TO PURCHASE AN EXCEPTIONAL PERIOD PROPERTY RETAINING MANY PERIOD FEATURES AND THE POTENTIAL TO CREATE YOUR DREAM FAMILY HOME.

This is a rare opportunity to purchase a property that has not been offered for sale since 1985, it would appeal to buyers that are seeking a home that offers character, space as well as potential. Immaculately presented and well maintained throughout there are many original features including high skirting, coving, picture rails, doors with beehive handles, stained glass windows with curly tail handles, sash windows and fireplaces.

There is an enclosed porch which opens into the reception hallway with stairs rising to the first floor. There is door access to the w.c., wet room and reception rooms. The living room is a generous in size with windows to the side elevation and glazed doors opening to the sun room. The sun room has underfloor heating, sliding patio doors to the rear and access to the kitchen. The kitchen benefits from having integral appliances, granite worktops, island and underfloor heating. There is a utility off the kitchen with the wall mounted central heating boiler and door leading to the rear. The dining room and sitting room both are both a good size with windows to the side and front. There are original stained glass windows on the stairs and the landing and doors providing access to all first floor rooms. The four bedrooms are all double in size, the master has an en suite and there is a family bathroom. There is a driveway to the side of the property with electric metal gates providing access to the two double detached garages, both have power and light. The garden to the rear is fully enclosed and is westerly facing with seating areas, laid to lawn, mature borders and a brick outbuilding.

The property is within easy reach of Long Eaton town centre, and is well placed for easy access to all the amenities and facilities which include the Asda, Tesco, Lidl and Aldi stores and many other retail outlets, excellent schools for all ages which are literally on the doorstep of the property, health care and sports facilities which include the West Park Leisure Centre and adjoining playing fields and excellent transport links which include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads which provide good access to Nottingham and Derby and other East Midlands towns and cities.



Open Porch

With external light, original half timber and obscure double glazed door to the front leading into:

Enclosed Porch

Radiator and original half timber and obscure double glazed door leading into:

Reception Hall

Coving, stairs to the first floor with central tread, feature vertical radiator and original feature doors with beehive handles leading to:

Sitting Room

13'5" x 13'1" approx (4.1m x 4m approx)

Two timber framed single glazed windows to the front with secondary glazed unit, picture rail, radiator.

Dining Room

11'2" x 12'7" approx (3.41m x 3.84m approx)

Two timber framed sash windows to the side, picture rail, two radiators. Door to:

Kitchen

11'6" x 14'0" approx (3.52m x 4.28m approx)

Two UPVC double glazed windows to the side, ceiling spotlights, coving, range of wall, base and drawer units with granite work surface over and matching upstand, under cabinet lighting, five ring gas burner with extractor over, 1½ bowl stainless steel sink and drainer with chrome mixer tap, two AEG single electric ovens, space for a tall fridge freezer, integrated dishwasher, island with matching granite work surface and drawer units, breakfast bar area, radiator, tiled floor with underfloor heating, sliding door to utility room and internal doors to the garden room.

Utility Room

5'10" x 11'8" approx (1.8m x 3.56m approx)

UPVC double glazed window to the side, composite door with internal blind, wall mounted Worcester Bosch boiler, radiator, drawer and base units with laminate work surface over, tiled splashback, stainless steel sink and drainer with chrome mixer tap, plumbing and space for a washing machine.

Sun Room

15'8" x 11'10" approx (4.79m x 3.63m approx)

UPVC double glazed window to the side, UPVC double glazed sliding patio doors with windows either side, two ceiling light lanterns, tiled floor with underfloor heating, two radiators and door to:

Living Room

16'9" x 15'1" approx (5.13m x 4.6m approx)

Two timber framed single glazed windows to the side with secondary glazed unit, picture rail, two radiators, coal effect Living Flame gas fire set upon a slate hearth with clad surround and mantle.

Cloaks/w.c.

3'1" x 4'7" approx (0.96m x 1.41m approx)

Two piece white suite comprising of a pedestal wash hand basin, tiled splashback, low flush w.c., obscure timber framed double glazed window to the side., electric consumer unit and extractor fan.

Wet Room

8'1" max x 7'6" approx (2.47m max x 2.3m approx)

Obscure UPVC double glazed window to the side, ceiling spotlights, walk-in shower cubicle with glass door and mains fed Aqualisa smart shower remote control, fully tiled walls, low flush w.c., vanity unit wash hand basin with chrome mixer tap, tiled splashback, radiator, tiled floor, electric heated towel rail and storage cupboard with shelves.

Half Landing

Original timber framed stained glass and leaded window with secondary glazed unit to the side, feature spindles and balustrade.

First Floor Landing

Original timber framed single glazed leaded window, radiator, original doors to all rooms with feature beehive handles.

Bedroom 1

15'1" x 13'8" max approx (4.61m x 4.19m max approx)

UPVC double glazed window to the rear, two original timber framed single glazed windows to the side with secondary glazed unit, picture rail, radiator and door to:

En-Suite

Shower enclosure with rainwater shower head and hand held shower having a Mira smart shower remote control, fully tiled with sliding protective door, vanity wash hand basin with chrome mixer tap, tiled splashback, ceiling spotlights, radiator, electric heated towel rail, low flush w.c., obscure UPVC double glazed window to the rear. With doors from bedroom 1 and the landing.

Bedroom 2

14'0" x 12'11" approx (4.29m x 3.95m approx)

Two UPVC double glazed windows to the front, picture rail, radiator, decorative Adam style surround.

Bedroom 3

11'2" x 12'7" approx (3.42m x 3.84m approx)

Two UPVC double glazed windows to the side, picture rail, decorative Adam style surround, radiator.

Bedroom 4

11'7" x 12'7" approx (3.55m x 3.86m approx)

UPVC double glazed window to the rear, picture rail, radiator, decorative Adam style surround, cupboard housing the hot water cylinder with shelving.

Bathroom

7'5" x 7'8" approx (2.28m x 2.34m approx)

Obscure UPVC double glazed window to the side, low flush w.c., bath with tiled splashback, vanity unit housing the wash hand basin with tiled splashback, shower enclosure having a Triton electric shower with glazed doors, radiator.

Outside

To the front of the property there are electrically operated metal gates leading to the block paved path and drive leading to the garages, low level wall to the boundary, shaped and well stocked borders with shrubs and plants, side access to the rear garden.

To the rear there is a block paved seating area, well established borders, shaped lawn, pond, greenhouse, wall to the boundary, outside tap and external lighting.

Brick Outhouse

8'0" x 6'0" approx (2.45m x 1.83m approx)

Brick construction with a tiled roof, power and light,

Double Garage 1

20'1" x 15'8" approx (6.14m x 4.8m approx)

Brick construction with a tiled roof, power and light, electric roller shutter door (not tested).

Double Garage 2

15'5" x 20'1" approx (4.7m x 6.14m approx)

Concrete construction, detached double garage with power and light.

Directions

Proceed out of Long Eaton along Derby Road and after the bend with College Street, Curzon Street can be found as the second turning on the right hand side. 9180MH

Council Tax

Erewash Borough Council Band E

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

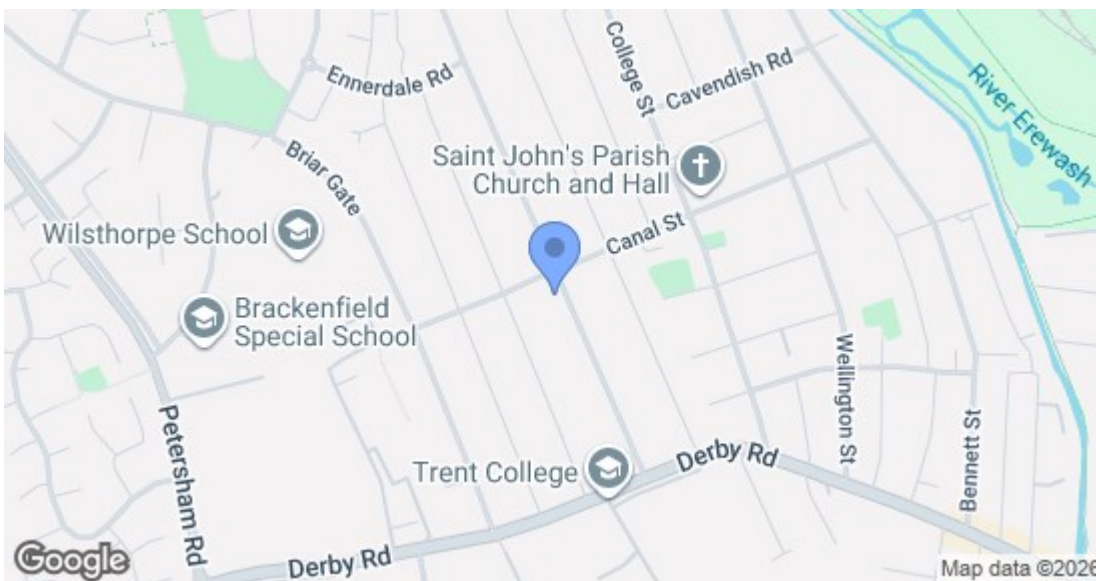
Flood Defenses – No

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 | | | |
| (81-91) B | | | |
| (69-80) C | | | 73 |
| (55-68) D | | | |
| (39-54) E | | 43 | |
| (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.