



Widdowson Road,
Long Eaton, Nottingham
NG10 3SY

£240,000 Freehold



A MODERN THREE BEDROOM HOME SET OVER THREE LEVELS, SITUATED ON WIDDOWSON ROAD AND OFFERING SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT.

Robert Ellis are delighted to bring to the market this well presented modern home, offering excellent living space arranged over three floors and ideally suited to a range of buyers. The property combines practical family accommodation with a convenient location close to the train station. An internal viewing is highly recommended to fully appreciate the space, layout and location this modern home has to offer.

The ground floor accommodation includes a modern fitted kitchen, a useful w.c. and a spacious lounge diner to the rear aspect. The lounge diner benefits from doors opening directly onto the rear garden, creating a bright and sociable space for everyday living and entertaining. To the first floor are two well proportioned bedrooms and bathroom, while the second floor is home to the impressive master bedroom with en-suite, providing a degree of privacy and comfort. Externally, the property benefits from an allocated parking space and a rear garden, offering a pleasant outdoor area.

The property is well placed for local shops provided by Sawley, there are excellent schools for all ages within walking distance of the house, further shopping facilities can be found in Long Eaton where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton station which is only a few minutes walk away and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, a radiator and a single door providing access into the accommodation.

Kitchen

10'11" x 6'5" approx (3.33m x 1.98m approx)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, an integrated gas hob, an extractor fan, space and plumbing for a washing machine and tumble dryer, space for a fridge freezer, tiled splashback tiled flooring and a UPVC double glazed window to the front elevation.

Lounge/Diner

15'8" x 13'3" approx (4.8m x 4.06m approx)

The lounge/diner has wood-effect flooring, a TV point, space for a dining table, two radiators and UPVC double French doors providing access to the rear garden.

Cloaks/w.c.

This space has a low-level dual flush W/C, a pedestal wash basin with stainless steel taps, tiled splashback, a radiator, a wall-mounted fuse box and a UPVC double glazed obscure window to the front elevation.

First Floor Landing

The landing has carpeted flooring, a radiator and provides access to the first floor accommodation.

Bedroom 2

13'5" x 11'3" approx (4.09m x 3.45m approx)

The second bedroom has carpeted flooring, a radiator and two UPVC double glazed windows to the rear elevation.

Bedroom 3

13'5" x 8'3" approx (4.09m x 2.52m approx)

The third bedroom has carpeted flooring, a radiator and two UPVC double glazed windows to the front elevation.

Bathroom

The bathroom has a low-level dual flush W/C, a pedestal wash basin with stainless steel taps, a panelled bath, a radiator, partially tiled walls and tiled flooring.

Second Floor Landing

The landing has carpeted flooring, an in-built storage cupboard, a Velux window and provides access to the second floor accommodation.

Bedroom 1

15'1" x 10'0" approx (4.62m x 3.06m approx)

The main bedroom has carpeted flooring, fitted wardrobes, an

in-built storage cupboard, access to the en-suite, access to the loft, a radiator and a UPVC double glazed window to the front elevation.

En-Suite

The en-suite has a low-level dual flush W/C, a pedestal wash basin with stainless steel taps, a fitted shower enclosure with a hand-held shower fixture, a glass shower screen, a radiator, partially tiled walls, tiled flooring and a Velux window.

Outside

To the front of the property there is courtesy lighting and decorative plants and shrubs.

To the rear of the property is a private enclosed garden with a well-maintained lawn, a stone paved seating area and pathway, a shed, courtesy lighting, an outdoor tap and gated access to allocated off-road parking for one car,

Directions

Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right into Wilsthorpe Road, left into Bramley Road and at the end of the road turn immediate right into Widdowson Road where the property can be found on the left.
9534CO

Agents Notes

There is an annual service charge of £196.68 for upkeep and maintenance of the communal areas / wider estate costs.

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

Broadband Speed - Standard 7mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – EE, Three, 02, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

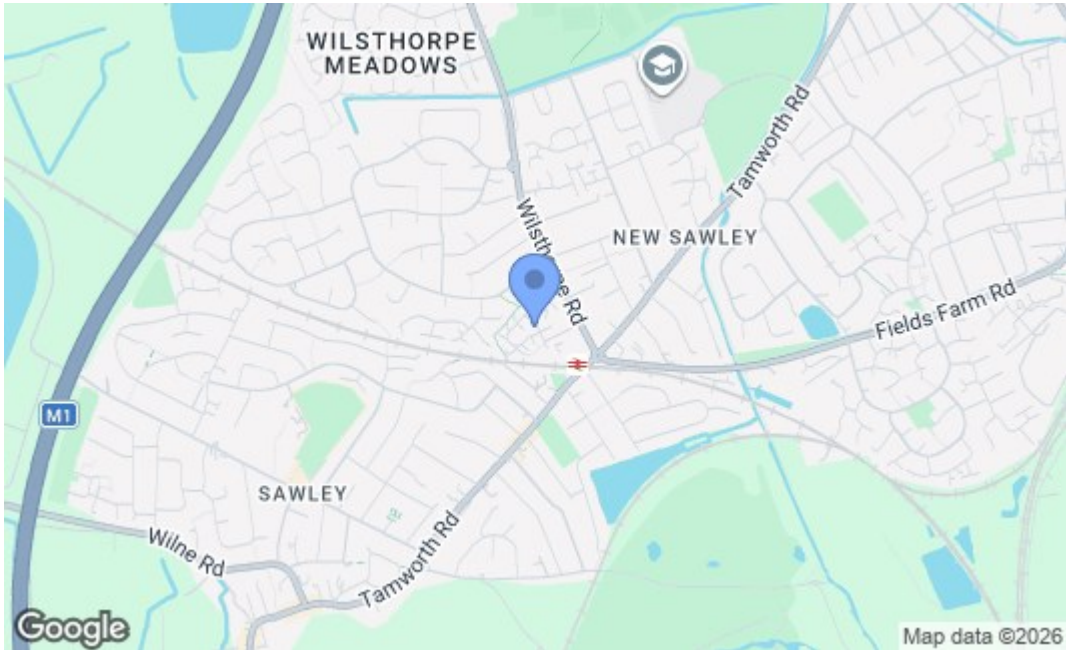
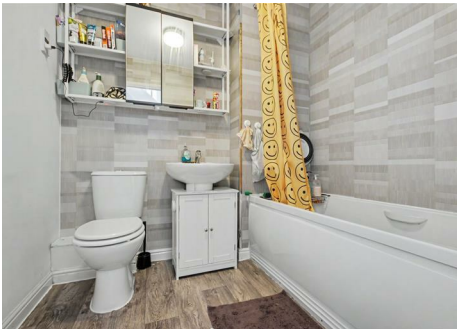
Flood Defenses – No

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		88
(81-91) B		
(69-80) C	76	
(55-68) D		
(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.