



Wilsthorpe Road,  
Long Eaton, Nottingham  
NG10 4AA

**Price Guide £600-625,000**

**Freehold**





A SUBSTANTIAL AND BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME OFFERING GENEROUS AND VERSATILE ACCOMMODATION, INCLUDING A SELF-CONTAINED ANNEX, IDEAL FOR MULTI-GENERATIONAL LIVING.

Robert Ellis are delighted to bring to the market this impressive semi detached residence which provides spacious and adaptable living accommodation throughout. The main house benefits from multiple reception areas, a contemporary open plan kitchen/diner, separate utility room and a convenient cloaks/w.c. To the first floor there are four well-proportioned bedrooms, including a generous master bedroom with en suite, along with a modern family bathroom.

A particular feature of the property is the self-contained annex, offering independent living accommodation comprising a kitchen/lounge, bedroom and en-suite, making it ideal for extended family, guests or potential home office use.

Externally, the property offers ample off-road parking to the front, while to the rear there is a private north-east facing garden with patio areas, pergola and a garden office/workshop, providing excellent outdoor and work-from-home space. An internal viewing is highly recommended to fully appreciate the size, flexibility and quality of accommodation on offer.

The property is positioned in an ideal location which offers easy access to the excellent local schools provided by Long Eaton, the town centre is only a short drive away where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are healthcare and sports facilities which includes the West Park Leisure Centre which is a few minutes walk away from the house and West Park is entered through a gate next to the house and this provides a lovely place to walk and the excellent transport links include J25 of the M1 which again is only a few minutes drive away, 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.





## Hallway

Composite front door leading into a welcoming hallway with Karndean flooring, a radiator, carpeted stairs with a glass balustrade, recessed spotlights, a striking floor-to-ceiling window and access to the ground floor accommodation.

## Living Room

18'2" x 13'11" approx (5.55m x 4.26m approx)

UPVC double glazed window to the front, wood flooring, a feature fireplace, recessed spotlights and a horizontal radiator.

## Utility Room

7'10" x 4'11" approx (2.4m x 1.5m approx)

Karndean flooring, a range of fitted base and wall units with a wooden worktop, a sink and plumbing for a washing machine.

## Cloaks/w.c.

6'2" x 4'2" approx (1.9m x 1.28m approx)

Low-level flush WC, a vanity wash basin and recessed spotlights.

## Kitchen Diner

22'6" x 16'8" approx (6.88m x 5.09m approx)

Karndean flooring and a range of bespoke fitted base and wall units with worktops. Appliances include an undermount sink with stainless steel mixer tap, freestanding range cooker with two ovens, in-built extractor and integrated fridge freezer. Further features include partially tiled walls, recessed spotlights, space for a dining table, a double-glazed window to the side elevation and double-glazed French doors opening onto the rear garden.

## First Floor Landing

The landing has carpeted flooring, recessed spotlights, access to the loft and doors to the first-floor accommodation.

## Bedroom 1

18'2" x 12'5" approx (5.54m x 3.81m approx)

Carpeted flooring, a walk-in wardrobe, recessed spotlights, three radiators and a UPVC double-glazed window to the front elevation.

## En-Suite

Low flush w.c., vanity wash basin with stainless steel mixer taps, a double shower enclosure with wall-mounted shower and rainfall shower head, glass shower screen, partially tiled walls, recessed spotlights, shaving socket and a UPVC double-glazed obscure window to the rear elevation.

## Bedroom 2

14'0" x 11'3" approx (4.27m x 3.44m approx)

Carpeted flooring, two double fitted wardrobes, an air-conditioning unit, a radiator and a UPVC double-glazed window to the front elevation.

## Bedroom 3

11'0" x 10'11" approx (3.36m x 3.33m approx)

Carpeted flooring, two double fitted wardrobes, a radiator and a UPVC double-glazed window to the rear elevation.

## Bedroom 4

8'9" x 8'0" approx (2.67m x 2.44m approx)

Carpeted flooring, a light fitting, a radiator, fitted storage cupboards and UPVC double-glazed windows to the front elevation.

## Bathroom

6'10" x 5'6" approx (2.1m x 1.69m approx)

Low flush w.c., vanity wash basin with stainless steel mixer taps, a bathtub, wall-mounted electric shower, partially tiled walls, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

## Annex

## Living/Dining Kitchen

20'0" x 9'2" approx (6.1m x 2.8m approx)

The kitchen area has tiled flooring and a range of fitted base and wall units with worktops. Appliances include a stainless-steel undermount sink with mixer tap, integrated oven, integrated induction hob with in-built extractor and an integrated fridge freezer. Further features include partially tiled walls, recessed spotlights and a double-glazed window to the front elevation.

The lounge area has Karndean flooring, an air-conditioning unit and double-glazed French doors opening onto the rear garden.

## Bedroom

10'10" x 7'10" approx (3.32m x 2.4m approx)

Carpeted flooring and a UPVC double-glazed window to the rear elevation.

## En-Suite

7'6" x 6'5" approx (2.3m x 1.97m approx)

Comprising of a low flush w.c., vanity wash basin with stainless steel mixer taps, a wall-mounted electric shower, partially tiled walls, recessed spotlights and a UPVC double-glazed obscure window

## Outside

To the front of the property is a driveway providing generous off-road parking, access to the annex, courtesy lighting and a range of mature plants.

The rear garden is private and north-east facing, mainly laid to lawn with a large patio area leading from the kitchen, an additional patio area with wooden pergola, courtesy lighting, a garden office/workshop and a variety of mature plants and shrubs.

## Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Wilsthorpe Road and the property can be found on the left just after the service road and prior to the next mini roundabout.

9148CO

## 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 16mbps Superfast 1mbps Ultrafast 1800mbps

Phone Signal – EE, Vodafone, 02, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

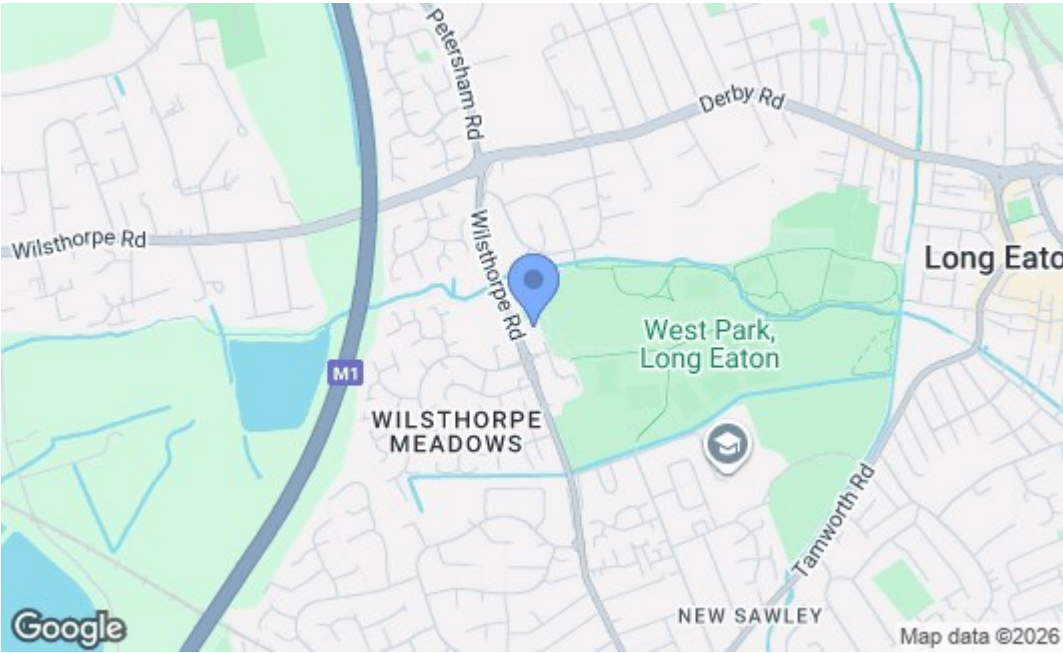
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 <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		
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.