



Tamworth Road,  
Long Eaton, Nottingham  
NG10 3JS

**Price Guide £300-325,000**  
**Freehold**



A SUPERB TRADITIONAL AND EXTENDED THREE BEDROOM SEMI DETACHED HOME WITH VAULTED OPEN PLAN KITCHEN LIVING DINER OVERLOOKING THE REAR GARDEN.

A beautifully extended three-bedroom bay-fronted family home, ideally located within walking distance of Long Eaton and Sawley train station, local shops and well-regarded schools. This impressive property offers spacious and modern accommodation, perfectly suited to contemporary family living. The ground floor features a welcoming bay-fronted lounge to the front, providing a cosy retreat, while the real highlight of the home is the stunning vaulted open-plan kitchen, living and dining area to the rear. Flooded with natural light from Velux windows and bi-folding doors, this space enjoys open views over the enclosed rear garden and is ideal for both everyday living and entertaining. Completing the ground floor is a separate utility room and a convenient downstairs W.C. To the first floor, there are three well-proportioned bedrooms, with the bay-fronted master bedroom benefiting from built-in wardrobes, along with a stylish four-piece family bathroom. Externally, the property boasts an enclosed rear garden with a patio seating area and lawn, ideal for outdoor enjoyment. To the front, a large driveway provides off-road parking for at least three vehicles. An internal viewing is highly recommended to fully appreciate the size, finish and superb location of this fantastic home.

The property is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities with the West Park Leisure Centre and adjoining playing fields being only a few minutes away and West Park can be accessed from opposite the property where there is also the Erewash Canal which provides a canal side path to Trent Lock. The transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be accessed via the Skylink bus which takes you to Castle Donington and the Airport, there are 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.



### Entrance Hall

13'8 x 4'8 approx (4.17m x 1.42m approx)

UPVC double glazed door to the front and obscure UPVC double glazed window to the side, round single original window to the side, grey wooden laminate flooring which extends through the majority of the ground floor, double radiator, recessed ceiling spotlights, stairs to the first floor and original 1930's varnished doors to the lounge, kitchen/diner and cloaks/w.c.

### Lounge

12'7 x 10'5 approx (3.84m x 3.18m approx)

UPVC double glazed bay window to the front, carpeted flooring, ceiling light, radiator, TV and telephone points, electric wall mounted fireplace.

### Cloaks/w.c.

4'9 x 2'4 approx (1.45m x 0.71m approx)

Window to the side, tiled floor, double radiator, ceiling light, wash hand basin with tiled splashback, low flush w.c.

### Dining Room

13'4 x 9'3 approx (4.06m x 2.82m approx)

With grey laminate flooring, ceiling light, double radiator, doors to the utility and understairs storage cupboard, TV point and open to the extended kitchen diner.

### Utility

7'5 x 5'1 approx (2.26m x 1.55m approx)

UPVC double glazed door to the side, vinyl flooring, ceiling light, work surface with space and plumbing for a washing machine and tumble dryer, wall mounted Ideal combi boiler.

### Kitchen Diner

12'9 x 12'5 approx (3.89m x 3.78m approx)

UPVC double glazed bi-fold doors, two Velux windows, tall contemporary radiator, grey laminate flooring and ceiling spotlights. With a range of light grey contemporary Shaker style wall, drawer and base units, fitted approx. 18 months ago, to three walls, laminate work surface over, composite cream 1½ bowl sink and mixer tap, black tiled splashbacks, oven with a four ring gas hob over and extractor above, built-in dishwasher, integral fridge and wine racks.

### First Floor Landing

4'5 x 8'9 approx (1.35m x 2.67m approx)

Carpeted flooring, recessed LED ceiling spotlights, wooden balustrade and original doors to:

### Bedroom 1

12'6 x 15'7 approx (3.81m x 4.75m approx)

UPVC double glazed bay window to the front with recessed spotlight, window to the side, carpeted flooring, two double radiator, ceiling light, large sliding light grey wardrobes providing ample storage.

### Bedroom 2

10'3 x 8'6 approx (3.12m x 2.59m approx)

UPVC double glazed window to the rear, radiator, carpeted flooring and ceiling light.

### Bedroom 3

5'7 x 9'8 approx (1.70m x 2.95m approx)

UPVC double glazed window to the side, carpeted flooring, double radiator, ceiling light, access to the partly boarded loft space via pull down ladders.

### Bathroom

5'7 x 9'6 approx (1.70m x 2.90m approx)

Obscure UPVC double glazed window to the rear, chrome towel radiator, tiled walls, bath with hand held shower and shelf, wash hand basin with mixer tap and vanity cupboard under, low flush w.c., enclosed shower cubicle with mains fed shower.

### Outside

The property sits back from the road with a large driveway providing off road parking for at least three vehicles.

To the rear there is a decked area leading onto a lawn.

### Directions

Proceed out of Long Eaton along Tamworth Road and the property can be found on the left hand side just after the turning for Sycamore Road.

9091JG

### 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 9mbps Superfast 80mbps Ultrafast 180mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding

Flood Defenses – No

Non-Standard Construction – No

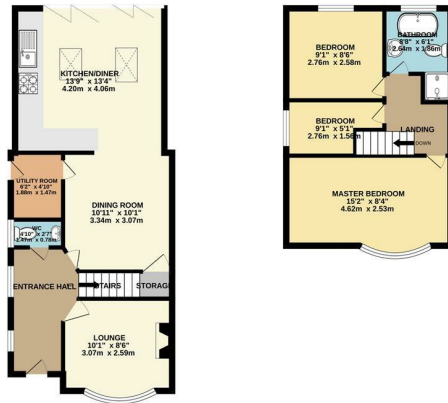
Any Legal Restrictions – No

Other Material Issues – No

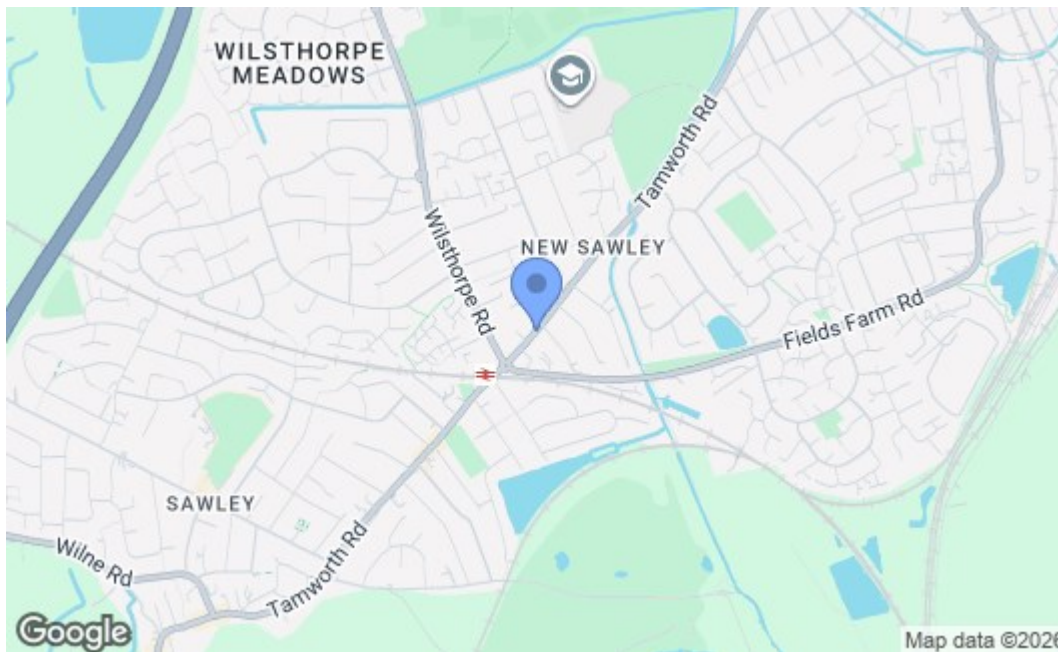




Robert Ellis  
ESTATE AGENTS



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	77
(39-54) E			
(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	

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